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SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 4201-4205 Lawton St	BLOCK/LOT(S) 1395-001

CASE NO. 2012.1522E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

GOVERNMENT
DOCUMENTS DEPT

FEB 01 2012

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STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

223 ft² addition to an existing project located in a area identified in EP's GIS as a "liquefaction zone". The project does not exceed thresholds for soils report

01/10/13

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP
12/12/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: **GO TO STEP 5**

☒ Project does not conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

_____ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_____ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_____ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_____ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _____

* AV 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: 1/8/2013

* *Attach Historic Resource Evaluation Report* Per HRER

b. Other, please specify: _____

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 _____
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:
(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _____

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

1/10/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	January 8, 2013
Case No.:	**2012.1522E**
Project Address:	**4201-4205 Lawton**
Zoning:	RH-2, 40-X Height and Bulk District
Block/Lot:	1895/001
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject parcel is located at the southwest corner of Lawton Street and 48th Avenue in the Oceanside neighborhood of the Outer Sunset. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

4201-4205 Lawton Street is a two-and-half-story, two-unit residence originally constructed between 1906 and 1910 as a one-story, single-family home.[1] This "four-square" vernacular style building is wood-frame with horizontal rustic wood siding on the second level, which appears to be original, and stucco cladding on the ground level. The building is capped with a shingled, hipped roof with a gable dormer on the east side with double-hung window and a shed dormer on the west side with a metal slider. The primary entrance is on the west façade and is accessed by a shed-roof, entry gate located at the northwest corner of the building. Straight stairs provide access to the upper unit through a stucco-clad entry porch, while a wood paneled door near the southwest corner appears to provide access to the lower unit. Fenestration on the ground level consists of a single double-hung wood sash window on the east façade and pairs of two-over-two double-hung wood sash windows on the north façade. Fenestration on the second-level consists of single double-hung wood sash windows and multi-lite wood casements, along with a vinyl sash window on the primary façade. The building was raised in 1947 to accommodate a second unit and garage on the ground floor.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building was included in, but not evaluated for, the Oceanside Historic Resource Survey undertaken by Sunset Parkside Education and Action Committee (SPEAK) and adopted by the Historic Preservation Commission on May 2, 2012. The DPR A form completed by Kelley & VerPlanck for 4201 Lawton Street during the Oceanside Survey is attached. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1906 - 1910).

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[1] SF Assessor office gives a date of 1910. The original building permit was filed on Sept. 28, 1906.

Neighborhood Context and Description

The subject parcel is within a residential district comprised primarily of single and multi-family residences in the Oceanside neighborhood of the Outer Sunset District, one block to the west of the Great Highway and the Pacific Ocean. For a complete history of the neighborhood see the 2010 *Oceanside Historic Context*.[2]

Based on a review of the 1915 Sanborn map (v.10, sheet 1089), the subject building was constructed at the rear of a long lot (120 ft E/W by 37.5 ft N/S) with a porch and bay window featured on the primary (west) façade facing west toward the ocean. At that time, no other development is shown between the house and the Great Highway with the ocean beyond. Approximately 50 percent of the subject block and surrounding blocks were developed by this time, with the densest development across the street, on the east side of 48th Avenue.

The majority of the buildings on Lawton Street between the Great Highway and 47th Avenue were constructed after the mid-1920s, when the area began to transition from Oceanside to the Outer Sunset. The buildings on the subject block face of 48th Avenue were also primarily constructed after the mid-1920s, interspersed with scattered buildings constructed in the early 20th century during the initial wave of development in the area. Several of these buildings on 48th Avenue were identified as individual resources eligible for the California Register of Historical Places during the Oceanside Historic Resource Survey. However, the block faces immediately adjacent to the subject property do not appear to contain a coherent collection of styles or types that would comprise an historic district.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

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[2] A copy of the *Oceanside Historic Context* is available on the Department's website: www.sf-planning.org/ftp/files/Preservation/oceanside_survey/2010_Oceanside_Historic_Context.pdf

Based on the information provided in the Supplemental Information Form for Historic Resource Determination for the subject property prepared by Jim Treman (dated November 14, 2012), additional information emailed by Jim Treman (on January 5, 2013) regarding the integrity of the building, and the information found in Planning Department's records, Department staff finds that the subject building is not individually eligible for inclusion on the California Register and does not contribute to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed during the early 20th century, the subject property is not associated with any events significant in the history of the Oceanside neighborhood or San Francisco generally. Based on a review of the historic context for the Oceanside neighborhood and Department records, the subject property is not directly associated with original establishment of Carville or the Oceanside neighborhood and was built after the initial building wave that occurred around 1904. Therefore, Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
According to the research presented in the Supplemental Information Form for Historic Resource Determination and additional research by Department Staff, no persons that are significant in the local, regional or national past are associated with the subject property. The original owner of the property was Maud Wilson, who is listed in the 1910 city directory as a widow residing at the property. No indication was found that she was a significant figure in the neighborhood or in San Francisco locally. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
Built between 1907 and 1910, the subject property was originally constructed as an early 20th century small beachside bungalow, which was a popular building type in the early years (1900 to mid-1920s) of the Oceanside neighborhood. However, due to later alterations, the building is no longer a good example of an Oceanside bungalow dating to the early 20th century. The building was raised in 1947 to accommodate a garage and second unit on the ground floor. It was likely at this time that the entrance was reconfigured with the addition of the entry stairs and entry porch and the projecting bay on the primary (west) façade, seen on the 1915 Sanborn Map (v.10, sheet 1089), was removed. Window replacement has occurred on the primary (west) elevation. Infill in the neighborhood has also impacted the relationship between the subject building and its lot. Therefore, the subject property is no longer a good example of a type, period, or method of construction. Nor does the building possess high artistic values.

The original architect was R. H. Wood and the builder was John Perry. Planning Department records did not reveal either to be a master architect or master builder.

Lastly, the building does not contribute to a grouping of similar buildings. As outlined above, the surrounding area was reviewed during the Oceanside Survey and a district was not identified. While several individually significant buildings were identified in the surrounding blocks, most of the surrounding properties were built after the mid-1920s and, therefore, a coherent collection of buildings was not identified along the subject block faces of Lawton Street or 48th Avenue. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource or as a contributor to a historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 4201-4205 Lawton Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 4201-4205 Lawton Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

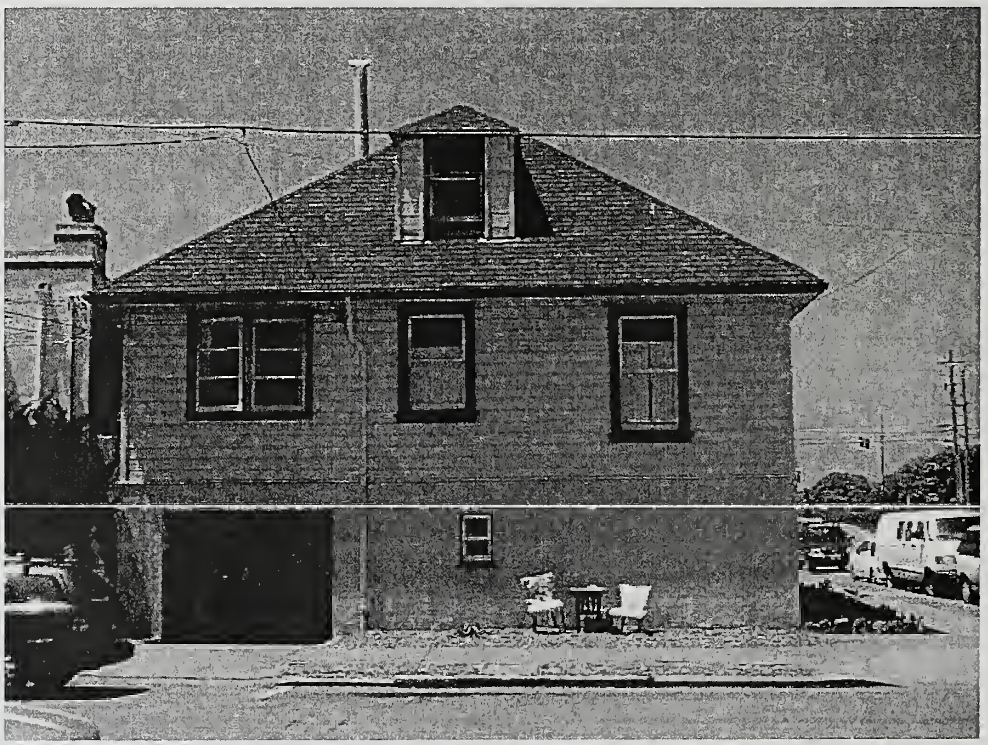
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina T. Date: 1-16-2013

Tina Tam, *Senior Preservation Planner*

IMAGE



Source: Kelley & VerPlanck, 2009

State of California The Resources Agency
Department of Parks and Recreation

PRIMARY RECORD

Primary # ____
HRI # ____
Trinomial ____
NRHP Status Code ____

Other Listings ____
Review Code ____ Reviewer ____ Date ____

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 4201 Lawton St

P1. Other Identifier None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco and P2b and P2c or P2d. Attach a Location Map as necessary.

*b. USGS 7.5' Quad: SF North Date: 1994

*c. Address: 4201 Lawton St City: San Francisco Zip: 94122

d. UTM: (Give more than one ofr large and/or linear resources) Zone ____; ____mE/ ____ mN

e. Other Locational Data: Assessor's Parcel Number: 1895001

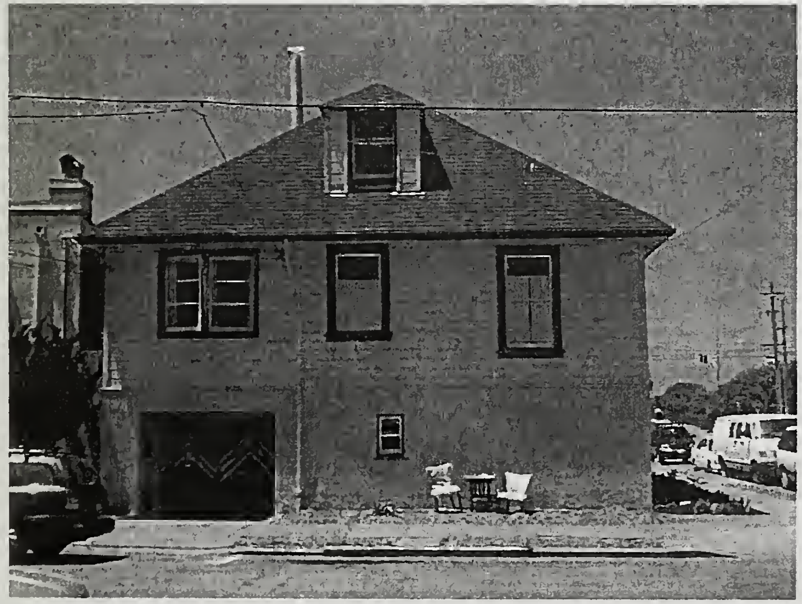
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

4201 Lawton Street is a two-story, wood-frame, vernacular, "four-square" dwelling clad in horizontal rustic wood siding and capped by a hipped roof. The 1,373 sq ft building occupies a 2,753 sq ft lot on the southwest corner of Lawton Street and 48th Avenue. The primary façade is slightly set back from the front of the lot line and faces north on Lawton Street. The primary facade faces east onto 48th Avenue. The stucco-finished first-floor level of the 48th Avenue facade features a recessed solid wood garage door with decorative moldings on the left and a small double-hung wood sash window with wood surrounds at the center. The rest of the first floor level is windowless. The second-floor level presents a pair of multi-light wood casement windows at the left and wood double-hung windows at the center and at the right. All have wide wood surrounds. The Lawton Street facade features three pairs of double-hung, two-over-two, wood sash windows with wood surrounds at the first floor level. The second floor level has three, one-over-one, double-hung wood windows. The primary entrance is sheltered by an entry porch on the east side of the building, accessed by a straight stair. The facades terminate with a simple molded cornice and a shallow boxed eave overhang. Hipped-roof dormers, both with a double-hung wood sash window, are present on both the east and west sides of the roof. The minimally altered building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-family property

P4. Resources Present: ● Building ○ Structure ○ Object ○ Site ○ District ○ Element of District ○ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects



*P5b. Photo (view, date, accession #
View toward east, 100_8034.JPG

*P6. Date Constructed/Age and Sources
☒ Historic ☐ Prehistoric ☐ Both
1910, Asssessor's Office

*P7. Owner and Address:
Louise J. Jennings Trust
Louise J. Jennings, Trustee
13205 - 173 Ave Se
Renton, Wa 98059

*P8. Recorded by
Kelley & VerPlanck, LLC
2912 Diamond Street, #330
San Francisco, CA 94131

*P9. Date Recorded:
01.27.09

*P10. Survey Type: (Describe)
Reconnaissance-level survey:
Oceanside Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments
☐ Archaeological Record
☐ Artifact Record
☐ BSOR
☒ NONE
☐ District Record
☐ Photograph Record
☐ Location Map
☐ Linear Feature Record
☐ Continuation Sheet
☐ Other...

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 498 Corbett Avenue	BLOCK/LOT(S) 2719 / 023

CASE NO. 2012.1473 E	PERMIT NO.	PLANS DATED No Date provided

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

F
'41
1
114/13

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

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STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 dbt

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☑ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☒ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _______________________________________

*dht 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: _______________

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: based upon historic photographs provided; bldg lacks integrity; historic material & detail removed and new 3rd story/addition constructed

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 dht *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP! Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

1/14/2013
Date

Tina Tam
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 882 Carolina St.
BLOCK/LOT(S): 4096/030

CASE NO.: 2012.0747E
PERMIT NO.:
PLANS DATED: 10/31/12

☑ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

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STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

Note: revised application submitted 11/6/12 demonstrates that proposed project would not ~~affect~~ disturb serpentine soils.
- JP

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 JP

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☑ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☑ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

*______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: bldg lacks integrity based upon historic photos of the bldg - refer to supplemental info form for HR - 1922 photo shows traditional storefront (removed) with a step parapet (removed).

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 ______
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

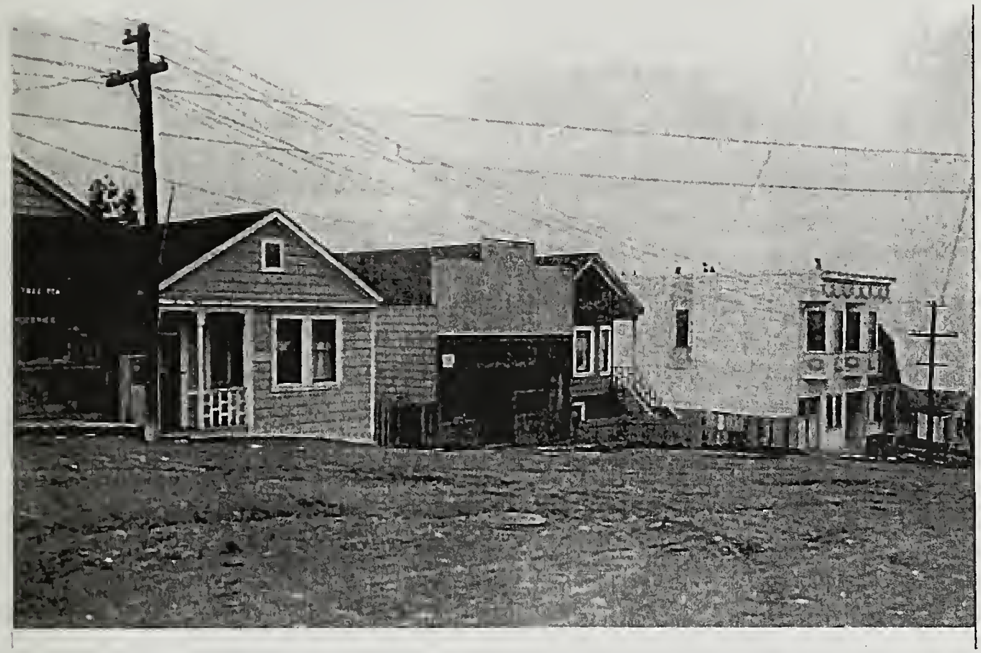
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

______
Planner's Signature

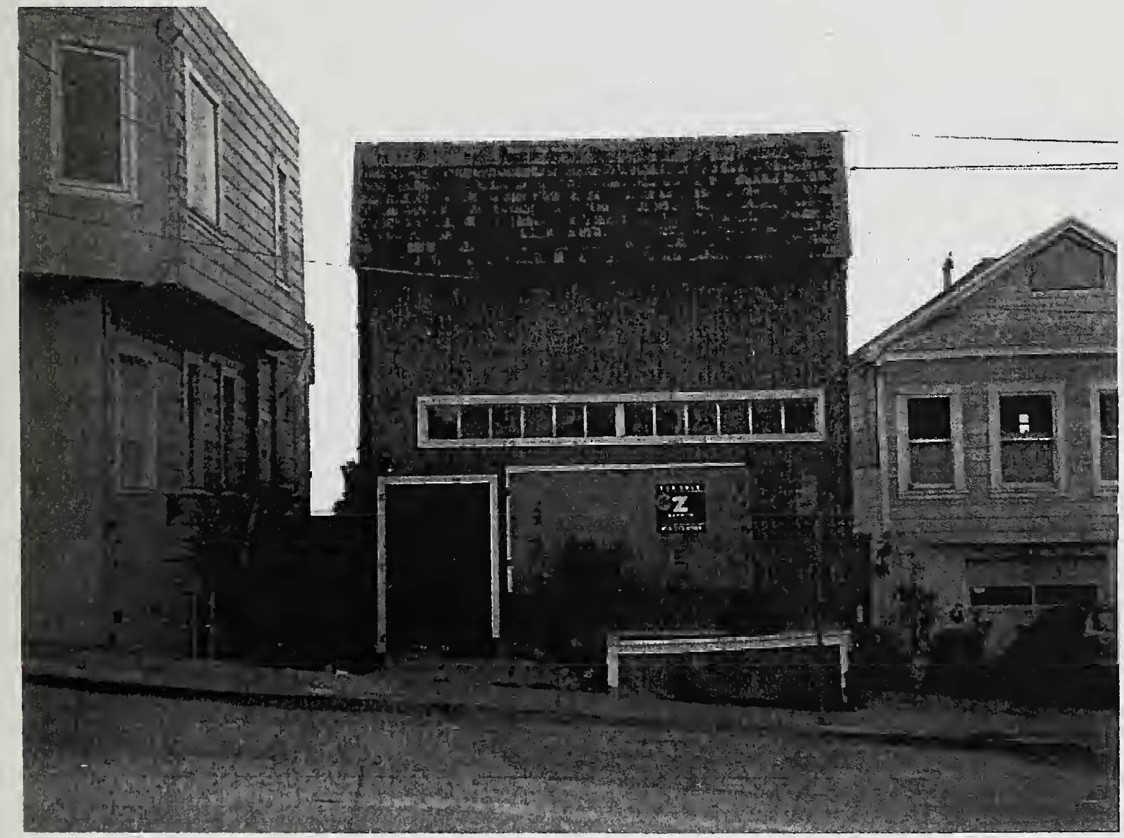
1/14/2013
Date

Tina Tam
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



Carolina St – looking North (1922)



Subject Property (present day) 882 Carolina St - Front Elevation (West Side of St)

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	2011.0617E
Project Title:	1 Jones Street (Hibernia Bank)
Zoning/Plan Area:	C-3-G (Downtown General Commercial) 80-120-T Height and Bulk District
Block/Lot:	0349/003
Lot Size:	18,906 square feet
Project Sponsor	Alice Suet Yee Barkley, 415-828-8222, for Dolmen Property Group, LLC
Staff Contact:	Joy Navarrete, Environmental Planning (415) 575-9040 joy.navarrete@sfgov.org

5T
P41
#1
11/4/13

PROJECT DESCRIPTION:

The project site is located on the northwest corner of Jones and McAllister Streets, on the block bounded by Golden Gate Avenue to the north, McAllister Street to the south, Leavenworth Street to the west, and Jones Street to the east, at the northwest edge of Mid-Market. The 18,906-square-foot site contains an approximately 38,310-sq.ft., two-story over basement building. The site has frontage on two streets: Jones Street and McAllister Street.

(Continued on the next page.)

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EXEMPT STATUS:

Categorical Exemption, Class 31 (CEQA Guidelines Section 15331)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

November 21, 2012
Date

cc: Alice Barkley, Project Sponsor
Joy Navarrete, Environmental Planning
Pilar LaValley, Preservation Planner
Distribution List
Supervisor Kim, District 6
Virna Byrd, M.D.F.
Exclusion/Exemption

PROJECT DESCRIPTION (continued):

The site is in a C-3-G (Downtown General Commercial) zoning district and an 80-120-T height and bulk district. The existing three-story building, also known as the Hibernia Bank Building, was constructed in approximately 1907, and is a square-shaped building, with a 137.5-foot frontage on Jones Street, a 137.5-foot frontage on McAllister Street.

The following building description is excerpted from Kelley & VerPlanck Historical Resources Consulting, LLC *Hibernia Bank Building, One Jones Street, Historic Structures Report* (September 15, 2009).

The existing building is two stories tall above a partially exposed basement, square in plan, with a copper-domed rotunda at the southeast corner containing the monumental main entrance accessed from a semi-circular flight of stairs. The exterior walls are composed of white granite. The two primary façades feature giant Corinthian orders and pedimented end bays above a rusticated granite base. The windows are deeply recessed with decorative surrounds. There is a narrow open passage way along the north side of the building, and a wider paved yard on the west that is enclosed by a fence with granite base, cast iron posts, and wrought iron balusters. A long rectangular light and stair well extends below grade along the east sidewalk; this is now covered with plywood and surrounded by a wrought iron safety railing.

The decorative interior includes the former banking hall which is dominated by two stained glass domes and the former bank vault. The floors and walls in the banking hall, and throughout the building, are clad with a variety of marbles and decorative plaster work.

The subject building, historically known as the Hibernia Bank Building, is Landmark #130, is a contributing resource to the National Register-listed Market Street Theater Loft Historic District, and is a Category I (Significant) Building. Based on these designations, the building is a historic resource for the purposes of the Department's review under the California Environmental Quality Act (CEQA).

The proposed project would make seismic, fire/life-safety, and accessibility upgrades associated with a potential new "assembly" use of the building. The proposed scope of work would include:

- Seismic upgrade of the building including drilling of multiple center-cores in the granite to facilitate structural connections to reinforced concrete bond beams at the parapet and to the wall footings and shear walls;
- Install two new stair penthouses and enlarge three existing window openings at north and west elevations for new exit doors;
- Replace existing elevator penthouse;
- Small rooftop addition;
- Repair and/or replace roof membrane;
- Relocate wrought iron gates at Jones and McAllister Streets and remove of portion of the existing wrought iron gate at McAllister façade;
- Rehabilitate and clean exterior granite, windows, doors, and steel shutters;
- Enlarge elevator shaft and install new elevator;
- Install fire-suppression system and upgrade all major mechanical and plumbing systems;

- Remove portions of the existing bank teller counter, which would be salvaged and stored on site;
- Clean and repair as necessary interior character-defining features and fabric including extensive decorative marble, plaster, and stained glass;
- Renovate basement space to accommodate new restrooms and offices;
- Salvage historic materials and features including bank tellers' counter, historic light fixtures, McAllister and Jones Street gates, exterior granite, and miscellaneous materials and features for potential reuse on site or to be stored on site.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, Department staff determined that the building on the project site was a historical resource as defined by the CEQA. The existing building, known as the Hibernia Bank Building, was constructed in 1907, designed by Mexican-born San Francisco architect Albert Pissis.

The character-defining features of the subject property include the following:

- Massing, scale, masonry construction (all elevations), and footprint of building;
- Design, materials, and fenestration on all façades including
    - Copper-domed colonnaded rotunda with marble floor and coffered ornamented panel ceiling;
    - Monumental corner entrance accessed from a semi-circular flight of white granite steps and main entrance with bronze doors and pedimented granite and marble door surround;
    - White granite exterior walls with rusticated water table, double-height pilasters and fluted Corinthian columns, pedimented and bracketed window hoods, monumental dentillated and pedimented cornice with balustrade, and decorative spandrels (McAllister Street) and double-height arched openings (Jones Street);
    - Metal frame windows and steel roll-up security shutters;
    - Bronze-clad doors at entrances on primary façades;
- Interior spaces including former banking hall, customer waiting area, first and second floor offices, several vaults, safe deposit viewing room;
- Design and materials on the interior including marble floors and wainscoting, ornamental cast plaster, decorative interior painting, and stair railings;
- Bank Teller Counter;
- Art glass skylights; and
- Historic light fixtures.

Because Department staff determined that the property was a historic resource under CEQA, the proposed project was evaluated to determine if it would be consistent with the *Secretary of the Interior's*

Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Secretary's Standards), or if the proposed project would materially impair the resource.[1]

Seismic upgrades:

The proposed seismic upgrades have been designed in a manner to avoid, to the maximum extent possible, alteration of character-defining features, fabric, and spaces of the building in conformance with the *Secretary's Standards*. Drilling of center-cores would allow for stabilization of the building walls without altering the character or appearance of these walls from either the exterior or interior. New bond beams to be installed at the roof level would either be hidden from view by the parapet or by taking advantage of the generous attic space. With the exception of one area at the 1st floor (former Customer Waiting Area), new shear walls would be located in secondary spaces so as to avoid damage to historic fabric or alteration of significant interior spaces. All shear walls would be finished with wall treatments to match adjacent surfaces. At the south wall of the former Customer Waiting Area at the 1st floor, an existing ornamental cornice and base would be removed and reinstalled over the new shear wall; the configuration of the wall would be maintained to the maximum extent possible. The location of new shear walls and related seismic work appear to be located in areas to minimize the loss of historic fabric and would not adversely affect interior spatial relationships. Where necessary, such as in or adjacent to the main banking hall, the removal of interior finishes would be limited in scope, and would be documented and replaced once seismic work is complete.

Exterior:

The proposed project would rehabilitate and clean the exterior character-defining features including granite, marble, metal frame windows, bronze-clad doors, and steel security shutters in conformance with the *Secretary's Standards*. At the south façade (McAllister Street), glazing in four basement windows would be replaced with translucent laminated glass and the existing wrought iron gate at alley along west side of building would be relocated and reconfigured to comply with exiting requirements. Elements of the gate proposed to be removed would be salvaged and stored on site. At the east façade (Jones Street), the existing light and stair well would be enclosed with a metal and glass skylight and new wrought iron guardrail. The wrought iron gate at the alley along north side of building would be moved deeper into the alley. At the north and west elevations, new metal walkways, and stairs would be installed and three windows (two at north elevation and one at west elevation) would be enlarged by removing granite sills and a portion of the beltcourse to accommodate new exit doors. These granite sections would be carefully removed and stored on site for potential reuse elsewhere in the building or for repairing or replacing missing or damaged granite.[2] As the proposed alterations do not remove or alter historic fabric or character-defining features, and introduces new features that are differentiated but compatible with the character of the building, these changes would be consistent with Standards 2 and 9 of the *Secretary's Standards.*[3] Proposed alterations at the north and west elevation would occur on secondary elevations, would not attach to significant historic fabric (walkways), and would appropriately salvage and store the limited historic granite proposed to be removed to accommodate new exit doors.

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[1] LaValley, M. Pilar, Preservation Technical Specialist, San Francisco Planning Department 2012, Memo to Joy Navarrete, Environmental Planning, November 9. A copy of this memorandum is attached.

[2] VerPlanck Historic Preservation Consulting, "Salvage Memorandum, 1 Jones Street, Hibernia Bank Building, City Landmark No. 130," (October 5, 2012 (revised October 22, 2012)).

[3] Ibid 1

At the roof, the proposed work would include construction of a new stair penthouse in place of a non-historic metal-clad mechanical equipment enclosure, reconstruction of the elevator the penthouse, several small additions to south side of existing roof penthouse, replacement of roof membrane, alterations to penthouse, and rehabilitation of existing skylight enclosures. The new stair penthouse at north side of roof and small addition at west end of existing penthouse would not be visible from the public right-of-way and would not alter character-defining features or spaces of the building. While there were initial concerns regarding the visibility of the new stair penthouse at the south side of penthouse and its adjacency to the main dome, the current proposal appears to address those issues and minimizes its visual and physical impact to the character-defining features of the building. The existing penthouse, added to the building in 1935 by architect Arthur Brown Jr., is a contributing feature of the building, is utilitarian in design, and is located in a manner so as to be virtually invisible from the street. Replacement of windows and doors and installation of new fenestration at the penthouse appears to be compatible with this contributing element of the building. It appears that the proposed alterations at the roof would not remove significant historic fabric, and have been designed to be unobtrusive to the architectural character of the building and district in conformance with Standards 2, 4, and 9 of the *Secretary's Standards*[4]. If removed in the future, the proposed alterations at the roof would have no impact on the physical integrity or significance of the building or district in conformance with Standard 10 of the *Secretary's Standards.*

Interior:

The proposed project would protect in place, rehabilitate, and clean interior character-defining features, including granite, marble, ornamental plaster, and Art Glass skylights, and significant spaces that characterize the property, in conformance with the *Secretary's Standards*. Within all interior spaces identified in the Kelley & VerPlanck Historic Structures Report as "Very Significant" or "Significant," existing decorative finishes would be retained and repaired as necessary per treatment specifications developed by a qualified preservation firm (Wiss, Janey, Elstner Associates Inc.). Interstitial spaces would be utilized for all mechanical, plumbing, electrical, and fire suppression systems to avoid the removal or alteration of historic fabric; this approach appears to be in conformance with the *Secretary's Standards*. At the northeast entrance to the former Banking Hall, the existing non-historic accessibility ramp would be removed and a new ramp installed. The new ramp would have painted steel hand railings and would be constructed in a manner that would minimize attachments to the historic fabric and would be easily reversible. The expanded elevator shaft at the former Customer Waiting Area would require removal of an existing wall. Existing ornamental plaster and base would be removed from the wall and reinstalled on the new wall to match existing to the extent possible.

While modified over time, the existing teller counter in the main banking hall retains a high level of integrity and is a critical character-defining feature of the landmark building. The Department has determined that retaining representative portions of the counter aligns with best practices in the rehabilitation of historic bank buildings and the *Secretary's Standards*. The proposed project would retain two sections of the counter at the east end of the banking hall (per plans) with the remainder to be carefully removed, salvaged, and stored on site. Where the counter has been removed, the floor would be covered with marble tile (or similar) in color and pattern that is compatible with adjacent historic marble flooring (new carpeting would be installed over the concrete in the remainder of the banking hall). The Department believes that this approach retains or relocates large portions of the historic counter for use in the main banking hall without affecting the integrity of the building. Collectively, the

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[4] Ibid 1

remaining portions of the bank counter in its historic locations, as well as the floor scarring and the material change in floor treatment, would illustrate a sense of the historic use of the main banking hall, its historic spatial configuration, and maintain integrity of materials, design, and workmanship. All other portions of the counter would be documented, catalogued, and dismantled. The materials would be protected and remain on site.

The interior of the landmark building retains a very high level of historic integrity. While most historic finishes and fixtures are proposed to be retained, the Project Sponsor has also prepared a Salvage Program that would be implemented for all historic materials and fixtures on site where possible and be incorporated into the final construction documents. Overall, it appears that character-defining features, fabric, and spaces within the building would be preserved and rehabilitated to allow for adaptive uses in a manner that is in conformance with the *Secretary's Standards*.[5]

Conclusion

CEQA State Guidelines Section 15331, or Class 31 provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. The project structure is a historic resource. The proposed project is consistent with the *Secretary's Standards*, and would not cause a substantial adverse change on the resource. Therefore, for the reasons stated above, the proposed project meets the criteria of Class 31.

State CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[5] Ibid 1

Historic Resource Evaluation Response

Environmental Planner:	Joy Navarette (415) 575-9040 joy.navarrete@sfgov.org
Preservation Planner:	M. Pilar LaValley (415) 575-9084 pilar.lavalley@sfgov.org
Project Address:	**1 Jones Street (Hibernia Bank)**
Block/Lot:	0349/003
Case No.:	**2011.0617E**
Date of Review:	November 9, 2012 (Part II)

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: OCTOBER 15, 2012 AND NOVEMBER 5, 2012

PROJECT DESCRIPTION

The proposed project is to make seismic, fire/life-safety, and accessibility upgrades associated with a potential new "assembly" use of the building. The proposed scope of work, based on plans and written description submitted by the project sponsor, would include:

- Seismic upgrade of building including drilling of multiple center-cores in the granite to facilitate structural connections to reinforced concrete bond beams at the parapet and to the wall footings and shear walls;
- Upgrade exiting by installing two new stair penthouses and enlarging three existing window openings at north and west elevations for new exit doors;
- Replacement of existing elevator penthouse;
- Small rooftop addition;
- Repair and/or replacement of roof membrane;
- Relocation of wrought iron gates at Jones and McAllister Streets and removal of portion of the existing wrought iron gate at McAllister façade;
- Rehabilitation and cleaning of exterior granite, windows, doors, and steel shutters;
- Enlargement of elevator shaft and installation of new elevator;

- Installation of fire-suppression system and upgrades to all major mechanical and plumbing systems;
- Removal of portions of the existing bank teller counter, which will be salvaged and stored on site;
- Cleaning and repair as necessary of interior character-defining features and fabric including extensive decorative marble, plaster, and stained glass;
- Renovation of basement space to accommodate new restrooms and offices;
- Salvage of historic materials and features including bank tellers' counter, historic light fixtures, McAllister and Jones Street gates, exterior granite, and miscellaneous materials and features for potential reuse on site or to be stored on site.

PROPERTY DESCRIPTION

The subject building occupies a rectangular lot on the northwest corner of Jones and McAllister Streets. The following building description is excerpted from Kelley & VerPlanck Historical Resources Consulting, LLC *Hibernia Bank Building, One Jones Street, Historic Structures Report* (September 15, 2009); more detailed description information can be located in the Kelley & VerPlanck report.

The building is two stories tall above a partially exposed basement, rectangular in plan, with a copper-domed colonnaded rotunda at the southeast corner containing the monumental main entrance accessed from a semi-circular flight of stairs. Exterior walls are white granite. The two primary façades feature giant Corinthian orders and pedimented end bays above a rusticated granite base. Windows are deeply recessed with decorative surrounds consisting of projecting entablature moldings, pedestal moldings, simple architraves, and flat projecting lintels supported by scrolled acanthus leaf brackets. There is a narrow open passage way along the north side of the building, and a wider paved yard on the west that is enclosed by a fence with granite base, cast iron posts, and wrought iron balusters. A long rectangular light and stair well extends below grade along the east sidewalk; this is now covered with plywood and surrounded by a wrought iron safety railing.

The interior is a richly decorated and detailed space, particularly the former banking hall, which is dominated by two stained glass domes and the former bank vault. Floors and walls in the banking hall, and throughout the building, are clad with a variety of marbles and decorative plaster work.

The subject building, historically known as the Hibernia Bank, is Landmark #130, is a contributing resource to the National Register-listed Market Street Theater Loft Historic District, and is a Category I (Significant) Building. Based on these designations, the building is a Category A (Known Historic Resource) for the purposes of the Department's review under the California Environmental Quality Act (CEQA).

The character-defining features of the subject property include the following:

- Massing, scale, masonry construction (all elevations), and footprint of building;
- Design, materials, and fenestration on all façades including
  - Copper-domed colonnaded rotunda with marble floor and coffered ornamented panel ceiling;

  - Monumental corner entrance accessed from a semi-circular flight of white granite steps and main entrance with bronze doors and pedimented granite and marble door surround;
  - White granite exterior walls with rusticated water table, double-height pilasters and fluted Corinthian columns, pedimented and bracketed window hoods, monumental dentillated and pedimented cornice with balustrade, and decorative spandrels (McAllister Street) and double-height arched openings (Jones Street);
  - Metal frame windows and steel roll-up security shutters;
  - Bronze-clad doors at entrances on primary façades;
- Interior spaces including former banking hall, customer waiting area, first and second floor offices, several vaults, safe deposit viewing room;
- Design and materials on interior including marble floors and wainscoting, ornamental cast plaster, decorative interior painting, and stair railings;
- Bank Teller Counter;
- Art glass skylights; and
- Historic light fixtures.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-listed Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-listed historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-listed historic district or context as proposed.

To assist in the evaluation of the subject property and proposed project, the Project Sponsor has submitted two consultant reports:

- Kelley & VerPlanck Historical Resources Consulting, LLC *Hibernia Bank Building, One Jones Street, Historic Structures Report* (September 15, 2009)

- ☐ Wiss, Janney, Elstner Associates, Inc. *Hibernia Bank Building Basis for Seismic Strengthening and Conceptual Design* (December 14, 2010)
- ☐ VerPlanck Historic Preservation Consulting, "Salvage Memorandum, 1 Jones Street, Hibernia Bank Building, City Landmark No. 130," (October 5, 2012 (revised October 22, 2012))

Staff has reviewed these documents and generally concurs with the findings and analysis. Further, staff has determined that the proposed project will not have a significant impact on the historic building or the historic district and will be in conformance with the *Secretary of Interior's Standards for Rehabilitation* (*Secretary's Standards*). As the proposed project would not result in a significant impact to historic resources, it is not anticipated to contribute to any potential cumulative impact to the historic resources.

Seismic upgrades:

The proposed seismic upgrades have been designed in a manner to avoid to the maximum extent possible alteration of character-defining features, fabric, and spaces of the building in conformance with the *Secretary's Standards*. Drilling of center-cores will allow for stabilization of the building walls without altering the character or appearance of these walls from either the exterior or interior. New bond beams to be installed at the roof level will either be hidden from view by the parapet or by taking advantage of the generous attic space. With the exception of one area at 1st floor (former Customer Waiting Area), new shear walls will be located in secondary spaces so as to avoid damage to historic fabric or alteration of significant interior spaces. All shear walls will be finished with wall treatments to match adjacent surfaces. At the south wall of the former Customer Waiting Area at 1st floor, existing ornamental cornice and base will be removed and reinstalled over the new shear wall; the configuration of the wall will be maintained to the maximum extent possible. The location of new shear walls and related seismic work appear to be located in areas to minimize the loss of historic fabric and will not adversely affect interior spatial relationships. Where necessary, such as in or adjacent to the main banking hall, the removal of interior finishes will be limited in scope, will be documented and replaced once seismic work is complete.

Exterior:

The proposed project will rehabilitate and clean exterior character-defining features including granite, marble, metal frame windows, bronze-clad doors, and steel security shutters in conformance with the *Secretary's Standards*. At the south façade (McAllister Street), glazing in four basement windows will be replaced with translucent laminated glass and the existing wrought iron gate at alley along west side of building will be relocated and reconfigured to comply with exiting requirements. Elements of the gate proposed to be removed will be salvaged and stored on site. At the east façade (Jones Street), the existing light and stair well will be enclosed with a metal and glass skylight and new wrought iron guardrail. The wrought iron gate at alley along north side of building will be moved deeper into the alley. At the north and west elevations, new metal walkways, and stairs will be installed and three windows (two at north elevation and one at west elevation) will be enlarged by removing granite sills and portion of the beltcourse to accommodate new exit doors. These granite sections will be carefully removed and stored on site for potential reuse elsewhere in the building or for repairing or replacing mission or damaged granite.[1] As the proposed alterations do not remove or alter historic fabric or character-defining features, and introduces new features that are differentiated but compatible with the character of the building, these changes would be consistent with Standards 2 and 9 of the *Secretary's Standards*. Proposed alterations at the north and west elevation will occur on secondary elevations, will not attach to significant historic fabric (walkways), and will appropriately salvage and store the limited historic granite proposed to be removed to accommodate new exit doors.

---

[1] VerPlanck Historic Preservation Consulting, "Salvage Memorandum, 1 Jones Street, Hibernia Bank Building, City Landmark No. 130," (October 5, 2012 (revised October 22, 2012)).

At the roof, proposed work includes construction of a new stair penthouse in place a non-historic metal-clad mechanical equipment enclosure, reconstruction of the elevator penthouse, several small additions to south side of existing roof penthouse, replacement of roof membrane, alterations to penthouse, and rehabilitation of existing skylight enclosures. The new stair penthouse at north side of roof and small addition at west end of existing penthouse will not be visible from the public right-of-way and will not alter character-defining features or spaces of the building. While there were initial concerns regarding the visibility of the new stair penthouse at south side of penthouse and its adjacency to the main dome, the current proposal appears to address those issues and minimizes its visual and physical impact to the character-defining features of the building. The existing penthouses, added to the building in 1935 by architect Arthur Brown Jr., is a contributing feature of the building, is utilitarian in design, and is located in a manner so as to be virtually invisible from the street. Replacement of windows and doors and installation of new fenestration at the penthouse appears to be compatible with this contributing element of the building. It appears that proposed alterations at the roof will not remove significant historic fabric, and have been designed to be unobtrusive to the architectural character of the building and district in conformance with Standards 2, 4, and 9 of the *Secretary's Standards*. If removed in the future, the proposed alterations at the roof would have no impact on the physical integrity or significance of the building or district in conformance with Standard 10 of the *Secretary's Standards*.

Interior:

The proposed project will protect in place, rehabilitate, and clean interior character-defining features, including granite, marble, ornamental plaster, and Art Glass skylights, and significant spaces that characterize the property, in conformance with the *Secretary's Standards*. Within all interior spaces identified in the Kelley & VerPlanck Historic Structures Report as "Very Significant" or "Significant," existing decorative finishes will be retained and repaired as necessary per treatment specifications developed by a qualified preservation firm (Wiss, Janey, Elstner Associates Inc.). Interstitial spaces will be utilized for all mechanical, plumbing, electrical, and fire suppression systems to avoid the removal or alteration of historic fabric; this approach appears to be in conformance with the *Secretary's Standards*. At the northeast entrance to the former Banking Hall, the existing non-historic accessibility ramp will be removed and a new ramp installed. The new ramp will have painted steel hand railings and will be constructed in a manner that minimizes attachments to historic fabric and is easily reversible. The expanded elevator shaft at the former Customer Waiting Area will require removal of an existing wall. Existing ornamental plaster and base will be removed from the wall and reinstalled on the new wall to match existing to the extent possible.

While modified over time, the existing teller counter in the main banking hall retains a high level of integrity and is a critical character-defining feature of the landmark building. The Department has determined that retaining representative portions of the counter aligns with best practices in the rehabilitation of historic bank buildings and the *Secretary's Standards*. The proposed project will retain two section of the counter at the east end of the banking hall (per plans) with the remainder to be carefully removed, salvaged, and stored on site. Where the counter has been removed, the floor will be covered with marble tile (or similar) in color and pattern that is compatible with adjacent historic marble flooring (new carpeting will be installed over the concrete in the remainder of the banking hall). The Department believes that this approach retains or relocates large portions of the historic counter for use in the main banking hall without affecting the integrity of the building. Collectively, the remaining portions of the bank counter in its historic locations, as well as the floor scarring and the material change in floor treatment, will illustrate a sense of the historic use of the main banking hall, its historic spatial configuration, and maintain integrity of materials, design, and workmanship. All other portions of the counter will be documented, catalogued, and dismantled. The materials will be protected and remain on site.

The interior of the landmark building retains a very high level of historic integrity. While most historic finishes and fixtures are proposed to be retained, the Project Sponsor has also prepared a Salvage Program that will be implemented for all historic materials and fixtures on site where possible and be incorporated into the final construction documents. Overall, it appears that character-defining features, fabric, and spaces within the building will be preserved and rehabilitated to allow for adaptive uses in a manner that is in conformance with the *Secretary's Standards*.

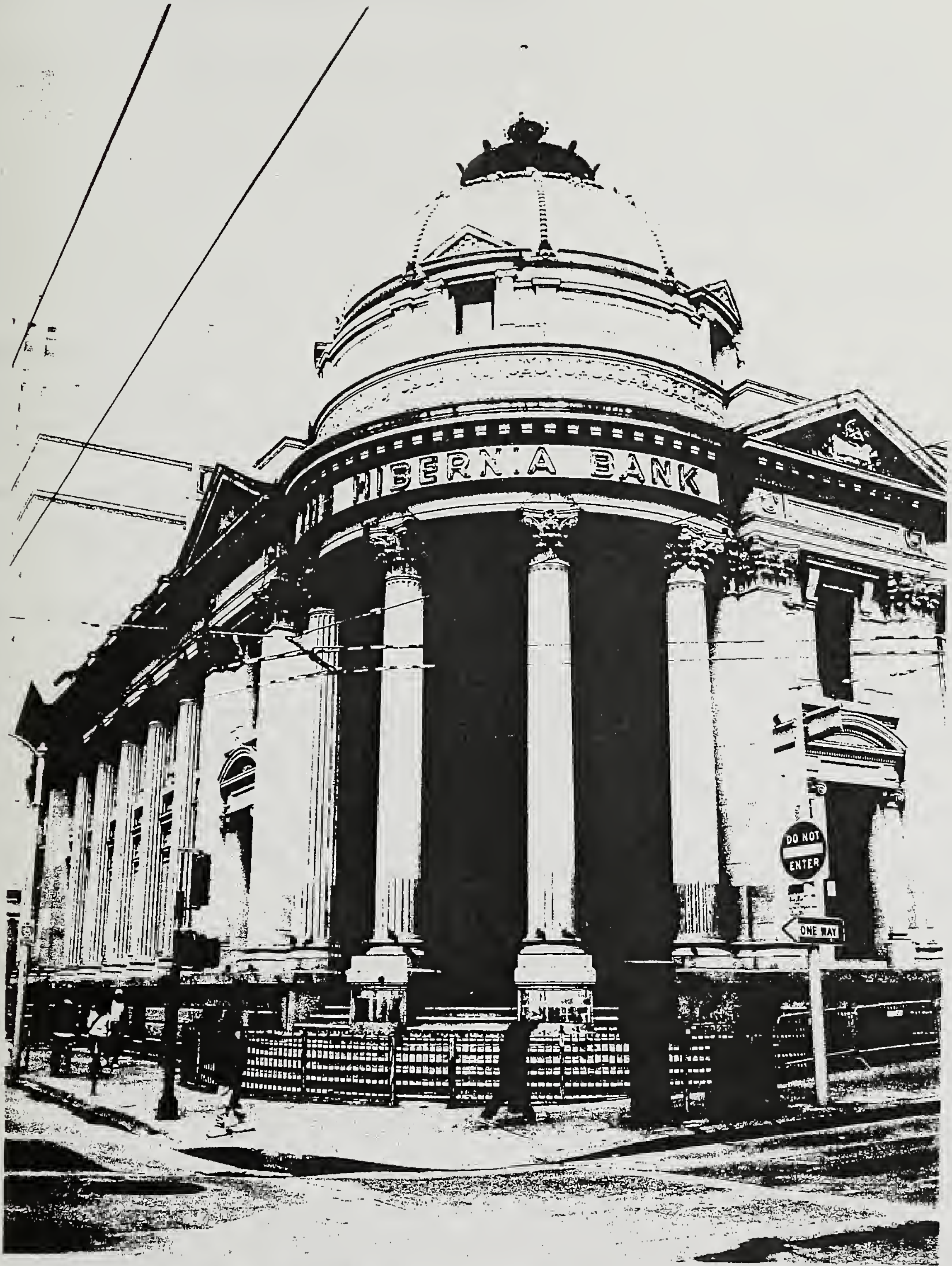
PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ____________________ Date: 11-16-2012

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

1 Jones Street
Surrounding Area Photos
May 5, 2011



1 Jones Street at the corner of McAllister Street. Photo taken in June 2009.

photo by Jonathan Pearlman

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 312 Green St.

BLOCK/LOT(S): 1114/016

CASE NO.: 2012.0635E

PERMIT NO.:

PLANS DATED: 5/1/12

☑ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

15/13

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☑ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6 See Case No. 2012.0635E

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental ~~Evaluation~~ Resource Evaluation, dated:

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: PTR Form, dated 1/10/2013 (attached)

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 ______ *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☑ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date 1/15/2013

Tina Tam
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	05/29/2012	**Date of Form Completion**	01/10/2013

PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	312 Green Street	
Block/Lot:	Cross Streets:	
1114/016	Castle & Montgomery Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	No	2012.0635E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	05/01/2012

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Reviewed by team to determine if the property is eligible as a historic resource.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

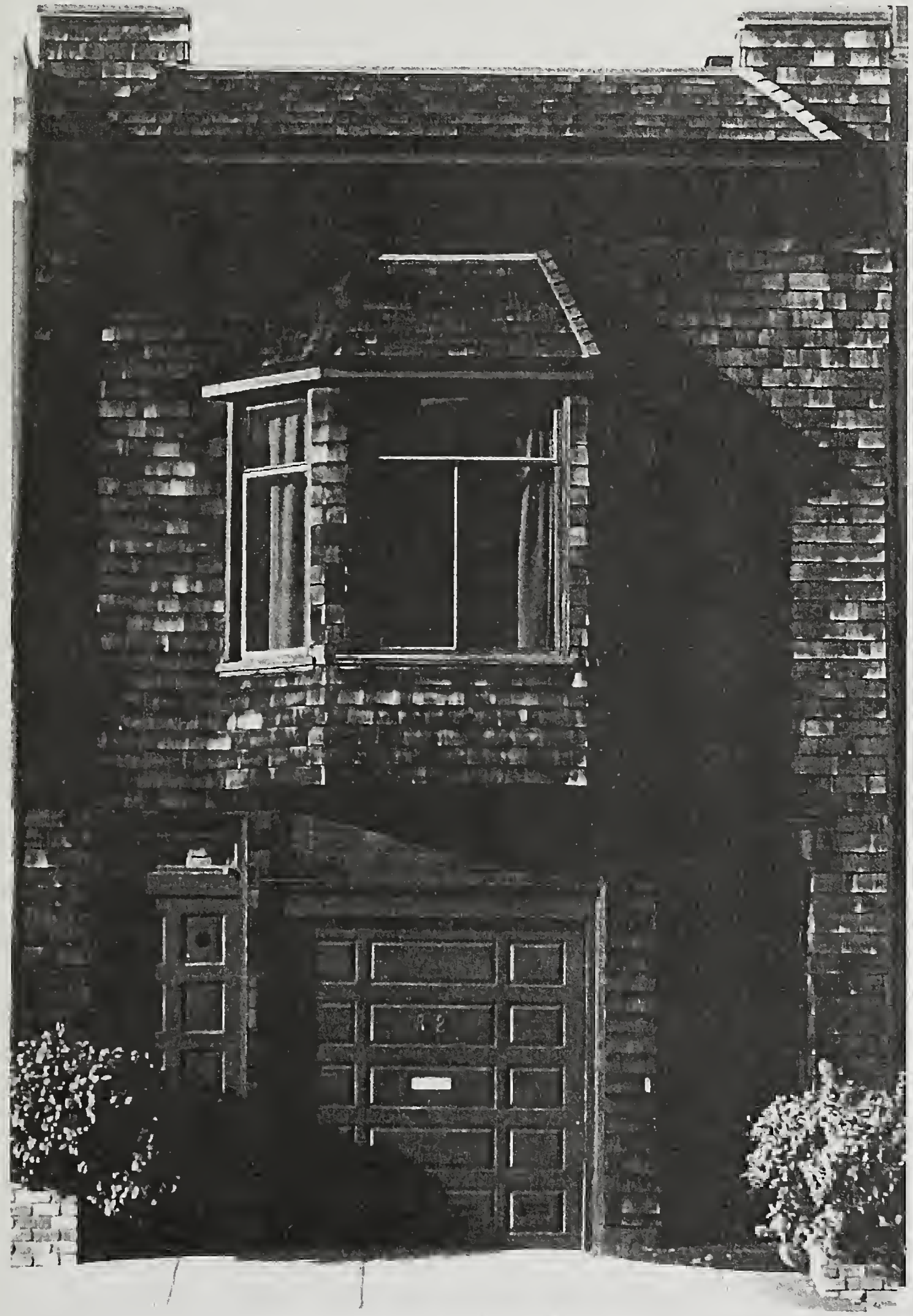
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The two-story, wood-frame, vernacular single-family building does not appear to be eligible for listing on the California Register either as an individual resource or as a contributing resource to a district. The building was constructed in 1907 by an unknown builder/architect. The building was then substantially altered in 1934 when the front angled bay was added and the original wood siding was replaced with stucco. In 2001, the stucco was replaced with the current cedar shingles. The original windows have also been replaced with aluminum-framed sliding sashes. While the original footprint of the building remains, the distinctive period details and original form have been removed or altered. For these reasons, the building does not appear to be eligible for its design under Criterion 3. The building does date to the reconstruction period following the 1906 Earthquake and Fire; however, the building does not retain integrity from this period and is not an important example of reconstruction architecture. Furthermore, research did not reveal any associations with events or persons related to the history of San Francisco or the nation. Therefore, the building does not appear to be eligible under Criteria 1 or 2 either. The property does not appear eligible for information potential under Criterion 4.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-15-2013

EXHIBIT D:
Current photographs of the subject property and adjacent buildings.



Subject Building, 312 Green Street.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 1823 26th Ave

BLOCK/LOT(S): 2063/003

CASE NO.: 2012.1537E

PERMIT NO.:

PLANS DATED:

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

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STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

6/13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

Note:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

for G15
no CEQA
related
issues
except Hist Pres.

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP
12/15/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed**: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* dbt 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

** Attach Historic Resource Evaluation Report*

b. Other, please specify: per PTR Form dated 1/10/2013.

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 dbt
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date 1/16/2013

Print Name Tina Tam

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

Brenna Berger Adath Israel Preschool

1823 26th Avenue

Pick-Up/Drop-Off Management Plan

The subject project proposes a new preschool use at the existing single-family home at 1823 26th Avenue. The preschool will serve up to 33 students during the hours of 8 a.m. to 6 p.m. Monday through Friday. Most students are expected to be driven to school via automobile by a parent or guardian. This document outlines the proposed management plan for the pick-up and drop-off of students at the preschool.

The Brenna Berger Adath Israel Preschool currently operates less than a block from the subject property at 1836 Noriega Street and serves 15 children. During its three years in operation, the pick-up/drop-off of the children has been working smoothly and timely, without causing any traffic or parking conflicts. Virtually all drop-offs and pick-ups take place using the on-street commercial parking along Noriega Street. On the occasion when no on-street parking is available along Noriega Street, parents are able to find on-street spaces adjacent to the Citibank, Walgreens and Synagogue within a block of the current preschool location. The average length of a drop-off or pick-up is 2-3 minutes.

At the new location at 1823 26th Avenue, drop-off will take place between 8:00 a.m. and 9:15 a.m. each morning and pick-up will take place between 2:55 p.m. and 3:10 p.m. or 5:30 p.m. and 6:00 p.m. Children are dropped off and picked up in different waves based upon the program they are signed up for. Some children come five days a week, some come three days a week. Children are either part of a standard program from 9 a.m. to 3 p.m. or an extended day program from 8:30 a.m. to 5:30 p.m. These waves will ensure that not all 30 or so enrolled students will arrive at the same time in the morning and afternoon. Roughly three-quarters of students typically attend the 5-day-a-week program, and three-quarters of students are enrolled in the standard (vs. the extended day) program.

Pick-up and drop-off will primarily take place in the 25-foot stretch of street frontage in front of the preschool (see attached site plan). The typical length of time to drop off or pick up a child is one to three minutes. Up to two cars can fit along the 25-foot frontage of the subject property at once. If at any time there are two cars occupying the 25-foot street frontage when another car comes to drop off or pick up a child, the parent will be directed to a secondary, on-street pick-up/drop-off area along the 26th Avenue street frontage of the Adath Israel Synagogue at the corner of 26th Avenue and Noriega Street. The Project Sponsor will apply with the Municipal Transportation Agency for a white color curb for the 26th Avenue street frontage of the Synagogue, to be used only for short term pick-up/drop-off during the times of peak use (8:30 a.m. – 9:30 a.m., 3:00 p.m. – 3:30 p.m.). The Preschool is associated with the Synagogue and the Synagogue is willing to dedicate the street frontage to a white zone during these times.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	1/7/2013	**Date of Form Completion**	1/10/2013

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	1823 26th Avenue	
Block/Lot:	Cross Streets:	
2063/003	Noriega	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2012.1537

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/14/2012

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

This one-story over garage, stucco-clad, single family home was built in 1939 by Henry Doelger Builder Incorporated. Doelger was a prolific builder in the Sunset District and this property was constructed well after the initial wave of development in the area.

Based on the information provided in the Supplemental Information Form for Historic Resource Determination for the subject property prepared by Melinda Sarjapur on December 3, 2012 and the information found in Planning Department's records, Department staff finds that the subject building is not individually eligible for inclusion on the California Register and does not contribute to an eligible historic district.

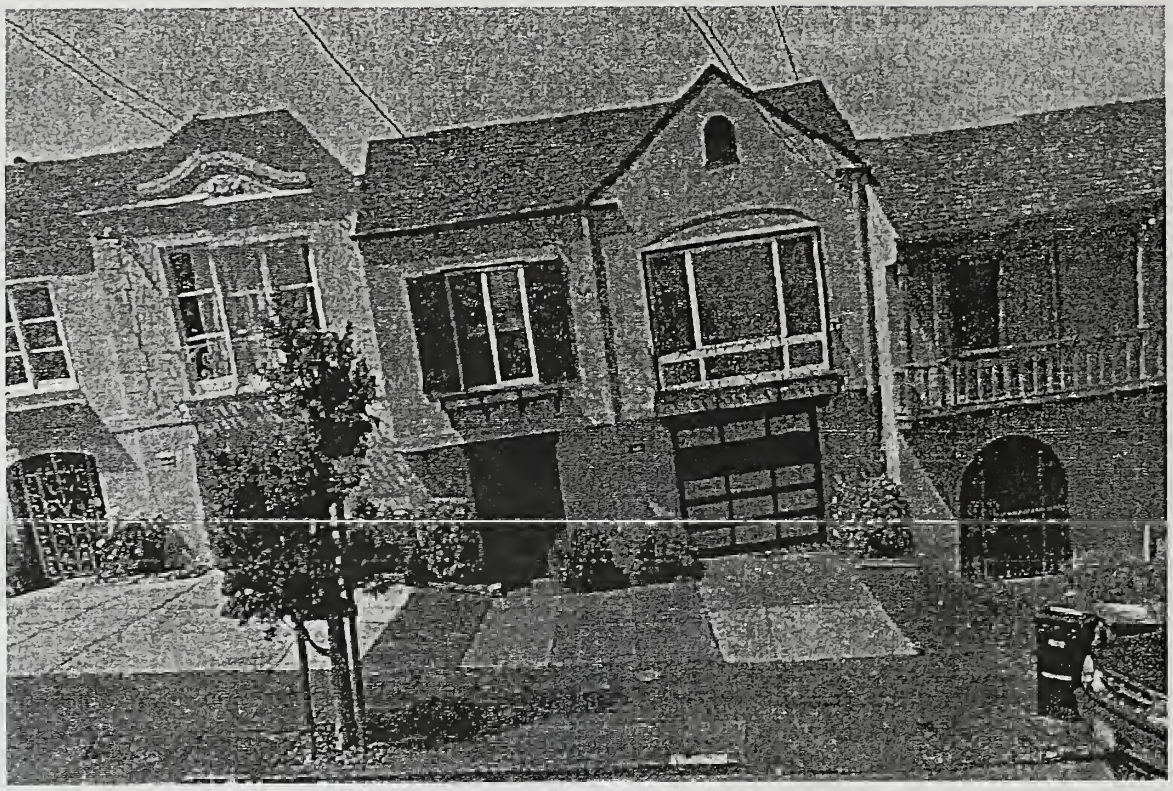
Based on a review of the Draft Sunset Builders Residential Tract Historic Context Statement 1925-1950, prepared by the Department, the subject building was not associated with the original development of the Sunset District nor any other significant events in the history of the Sunset District or San Francisco generally. The Supplement Information Form for Historical Resource Evaluation and research by Department Staff identified a series of middle-class families owning and residing at the property. Hanon and Betty Ann Freed purchased the property in December of 1939. Freed was an accountant with S & W Fine Foods. No significant persons were found associated with the property.

Based on a review of the Draft Sunset Builders Residential Tract Historic Context Statement 1925-1950, the subject property was built after a short-lived (c.1931-1937) period of highly expressive, picturesque residential tract construction by Doelger. While the subject property was developed by Doelger, it was not constructed during a significant period of his career as a master builder. This home was built during the height of construction in the Sunset District, it has been modified, and is in no way a significant example of this common type, period or method of construction.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1 - 16 - 2013

Image



Source: Google Maps

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 207 Maple St	BLOCK/LOT(S) 0992/001

CASE NO. 2012.1472E	PERMIT NO.	PLANS DATED 10/2/2012

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

6/13

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

11/30/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: **GO TO STEP 5**

☒ Project does not conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______________________________

____

* _______ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: ______________

** Attach Historic Resource Evaluation Report*

b. Other, please specify: Per HRER, Part I dated 1/16/2013

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:
(check all that apply)
- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Allison Vandd ______________________________
Planner's Signature

1/16/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	January 16, 2013
Case No.:	2012.1472E
Project Address:	207 Maple Street
Zoning:	RH-1 (Residential, House, One-Family) 40-X Height and Bulk District
Block/Lot:	0992/001
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located at the southwest corner of Maple and Washington streets in the Presidio Heights neighborhood. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. It is located two blocks to the south of the Presidio Park.

207 Maple Street was constructed in the Mediterranean Revival style by architect Edward E. Young in 1926. This single family residence is L-shaped in plan and is setback from Maple Street. The front (east) half, on Maple Street, is one-story topped with a hipped roof clad with clay tile. The rear (west) half is two-story over an exposed basement and garage, and is topped by a flat roof with a parapet and clay tile pent roof. This wood-frame building is stucco-clad and fenestration is primarily double-hung, wood-sash windows. A review of building permit records for 207 Maple Street indicates that the subject property has undergone few exterior alterations.

215 Maple Street, the adjacent property, was also designed by Young in 1926. The houses are not twins but were constructed in the same style and designed to share entry steps and a terraced garden area. A review of building permit records for 215 Maple Street (0992/001B) indicates that this single-family residence has undergone few alterations.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1926).

Neighborhood Context and Description

The buildings on the subject block face of Maple Street were constructed between 1900 and the late 1920s and represent a range of styles from First Bay Tradition to Period Revival styles popular in the 1920s. The subject block face of Washington Street contains primarily residential buildings constructed between 1904 and 1981, with the majority constructed between the 1920s and the mid-1950s. The Presidio Hill School stands directly adjacent to the subject property on Washington Street. Neither subject block face of Washington Street or Maple Street appears to constitute a notable or cohesive collection of residential buildings.

Wide-spread development in the western part of the city occurred during the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the growing use of automobiles improved accessibility from the downtown area. In the vicinity of the subject property, Washington and Maple streets saw several later waves of development during the 1920s and 1930s, and again during the 1950s and mid-1970s. According to the Planning Department's Property Information Map (PIM) two historic resources stand on Washington Street between Maple and Cherry streets. The Koshland House, which is listed on the National Register, stands on the northwest corner of the Washington and Maple streets, across the street from the subject property. 3898 Washington Street, at the corner of Cherry Street, was constructed in 1909 and is a listed in *Here Today* (p.306), an adopted survey.

A potential historic district is located in the northern section of the Presidio Heights neighborhood and is roughly bounded by Arguello Boulevard to the west, California Street to the south, Presidio Avenue to the east, and the Presidio to the north. The period of significance is pre-1900 to 1914.[1] The district is significant as a cohesive collection of high-style, architect-designed, residences. 207 Maple Street does not appear to be a contributor to this potential district. The subject property was constructed in 1926, which is outside the district's period of significance. The subject block face of Maple Street between Washington and Clay streets and Washington Street between Cherry and Maple streets does not appear to contribute to this potential district. These streets have seen several waves of development and do not appear to represent a coherent collection of styles or types. The construction of the Presidio Hill School directly adjacent to the subject property on Washington Street further interrupts the continuity of the residential character of this block.

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[1] 3512 Clay Street Historic Resource Evaluation Response, September 10, 2008, Case No. 2007. 1380E; 3778 Clay Street Historic Resource Evaluation Response, June 4, 2007, Case No. 2007.0165E.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Based on the information provided in the *Supplemental Information Form for Historic Resource Evaluation* prepared by Caitlin Harvey, Left Coast Architectural History (dated October 25, 2012), additional information on E. E. Young prepared by Caitlin Harvey, Left Coast Architectural History (dated January 10, 2013), and information found in Planning Department records, the Department finds that the subject building is not individually eligible for inclusion on the California Register and does not contribute to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of nearby buildings. Constructed in 1926, the subject property is not associated with the initial development of the neighborhood. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based on the information provided in the *Supplemental Information Form for Historic Resource Evaluation,* no person associated with the subject property was found to be significant in the local, regional, or national past. The original property owner, Vincent J. Lacoste, appears to have never lived in the house. Elmer T. Cunningham, who owned the property from 1926 to 1953, also did not live there. The identified renters and the subsequent owners do not appear to be significant persons in local history. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The property was designed by architect Edward E. Young in 1926. Based on the *Supplemental Information Form for Historic Resource Evaluation* prepared by Caitlin Harvey, Left Coast Architectural History (dated October 25, 2012) and additional information on Young prepared by Caitlin Harvey, Left Coast Architectural History (dated January 10, 2013), Young's career in San Francisco spanned from 1902 to 1934 and he designed over six hundred residential buildings in the City during this period. Many of these residences were designed in groups as speculative properties for repeat clients.

The subject house at 207 Maple Street and its associated neighbor, 215 Maple Street, were constructed in the latter part of Young's career and are similar in style to other residences he designed in San Francisco during this period. Young was predominately known for designing groups of single-family residences in revival styles featuring two-stories over raised basements containing garages, rectilinear plans with block-like massing, flat roofs, stucco siding, wood casement and double-hung windows, three round arch windows on the primary facade, and entrances that are set back along the secondary facade. During the 1920s, Young appeared to prefer the Mediterranean Revival style for his single-family homes and designed several groups of residences in this style, including the subject property, which featured clay tile pent roofs, molded stucco trim, spiraled pilasters, wall medallions, and other Mediterranean-influenced ornament. More distinguished examples of Young's work in this style can be seen in his designs for 2235, 2245, and 2255 Octavia Street.

Based on a review of Young's residential architecture in San Francisco, the subject property appears to demonstrate Young's typical design approach and does not appear to be unique or significant in his career. It is one of a number of houses he designed in the Mediterranean Revival style and does not appear to be a distinguished example of his work generally or of his work in a specific style or period. Therefore, the subject property does not appear to be significant based on its association with Edward E. Young.

While the subject parcel is designed in the Mediterranean Revival style, it does not appear to be a notable or significant example of this style in San Francisco. Nor does it appear to be a significant example of a period, type, or method of construction.

Lastly, the building does not contribute to a grouping of similar buildings nor does it contribute to the potential historic district in the area as it falls outside of that district's period of significance. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource or as a contributor to a historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of *a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 207 Maple Street was determined not to meet any of the significance criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 207 Maple Street was determined not to meet any of the significance criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

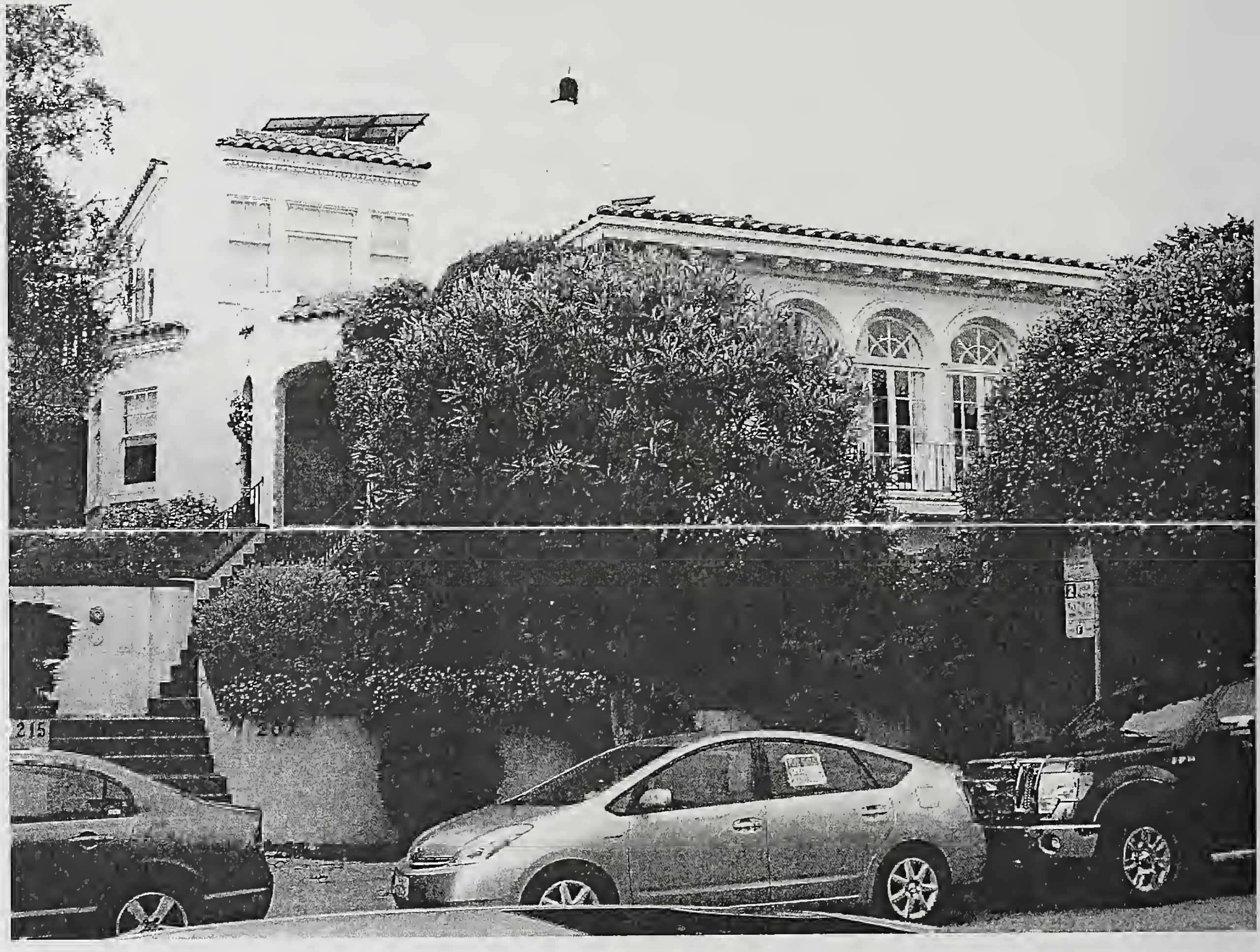
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ____________________ Date: 1-16-2013

Tina Tam, *Senior Preservation Planner*

IMAGE



Source: Left Coast Architectural History

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CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
1424 - 1426 Pacific Ave	0154/011
CASE NO.	PERMIT NO.	PLANS DATED
2012.1101E		

☐ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

3/13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 _______
08/23/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☒ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

____ 1. **Change of Use and New Construction** (tenant improvements not included).

____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

____ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

____ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ____________________

* tbt 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: Supplemental Info Form ~~RFE~~ 4/2012

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: Preservation Team Review 9/4/2012.

PTR Form, dated 1/4/2013 (attached)

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 gah *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP! Must file *Environmental Evaluation Application.* ______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA. gah

Gretchen A. Hilyard
Planner's Signature

Date 1/18/2013

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	1/7/2013	**Date of Form Completion**	1/4/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1424-26 Pacific Ave	
Block/Lot:	Cross Streets:	
0154/011	Hyde	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2012.1101E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/12/12

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property was constructed in 1910 and does not appear to be individually eligible for listing in the California Register per the information presented by Tim Kelley Consulting in the Supplemental Information Form prepared for the property (dated April 2012).

The building has undergone several character-altering changes including: the addition of asbestos siding in 1949, and the removal of period detailing and window replacement at unknown dates.

The property is an example of an early twentieth century multi-family residential design and is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the site (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

No historic districts have been identified in the vicinity. The subject block displays a variety of buildings dating from the twentieth century with no cohesive style, time period, or architectural expression. The subject block would not qualify for listing as a historic district due to the lack of architectural distinction.

Therefore, the building is not eligible for listing in the California Register individually or as part of a potential historic district under any category.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-18-2013

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 25 Elgin Park	BLOCK/LOT(S) 3502/111

CASE NO. 2011.0053E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

18/13

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

MB
02/06/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s),** including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

** Attach Historic Resource Evaluation Report*

b. Other, please specify: Supplemental Information Form dated 7/3/2012 and Preservation Team Review 7/24/2012.

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

PTR form dated 1/7/2013 (attached).

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 ______
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. H
Planner's Signature

1/18/2013
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	1/7/2013	**Date of Form Completion**	1/4/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	25 Elgin Park	
Block/Lot:	Cross Streets:	
3502./11	Duboce Ave	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2011.0053E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/20/2011

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property was constructed in 1962 and does not appear to be eligible for listing under any category. It is an example of 1960s era multi-family residential design and is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the site (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The architect, Paul D. Markling is mentioned in passing in the "San Francisco Modern Architecture and Landscape Design Historic Context Statement", but no detailed information is provided about Markling or his work. Markling has not been identified as a master architect.

The property is located just outside the boundaries of the Elgin Park/Pearl Street Reconstruction California Register historic district. The period of significance for the district is 1906-1913 and the subject property (constructed in 1962) falls outside this period.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-18-2013

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 74 Blake Street	BLOCK/LOT(S) 1068/004

CASE NO. 2012.0907E	PERMIT NO. 2012.0613.2493	PLANS DATED n/a

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

18/13

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MS 02/06/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: 1/17/2013 (attached)

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 ______ *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:
(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

Date 1/18/2013

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date January 17, 2013
Case No.: 2012.0907E
Project Address: 74 Blake Street
Zoning: RH-2 (Residential – House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1068/004
Date of Review: January 17, 2013 (Part I)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

Constructed in circa 1889, 74 Blake Street is a one-story-over-basement, single-family, wood-frame residence located in the Laurel Heights neighborhood of San Francisco. The building is set back from the property line approximately 70 feet and is located at the rear of the lot. A two-story-over-garage multi-family residence (constructed in 1923) is located at the front property line to the west of the subject building and is known as 76-78 Blake Street. The subject property is located on a rectangular-shaped lot measuring approximately 117 ft. x 25 ft. on the east side of Blake Street between Geary Boulevard and Euclid Avenue. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The building has undergone several undated, unpermitted alterations since construction including: removal of the bay window on the west façade (shown in Sanborn Fire Insurance maps, but not extant), enclosure of the rear porch to create a bathroom (likely dating to c. 1906-1916 when the property obtained water service), recladding the building with wood shingles on the upper portion, insertion of interior partition walls, installation and replacement of various doors and windows. A site visit indicated that other portions of the building, including the western-most portion were modified at unknown dates.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in circa 1889).

Neighborhood Context and Description

The subject property is located in Laurel Heights, an area of the Presidio Heights neighborhood of San Francisco. According to the Historic Resource Evaluation for the nearby property at 26 Commonwealth Avenue, "A relatively small neighborhood, Laurel Heights has unique development patterns that set it apart from most of the areas surrounding it. Between the 1850s and the 1870s, the western portions of the city were sparsely developed with only a handful of ranches and dairy farms. Laurel Heights and the rest of the lands to the west of Divisadero Street did not become part of the City of San Francisco until 1866 and 1868 when the Board of Supervisors passed the Clement and Outside Lands ordinances, respectively, which set aside public land for parks and provided means for settling land claims. The relatively unsettled and un-annexed area was ideal for use as burial ground, a necessity of a crowded and growing city. Located outside city limits, but conveniently close to the city core, Laurel Heights was first developed as a cemetery."[1]

The 55.4 acre Lone Mountain (later renamed as Laurel Hill Cemetery) was opened at the site in 1854 and was roughly bounded by Presidio Avenue to the east, Geary Boulevard to the south, Parker Avenue to the west, and California Street to the north. The larger area surrounding the Laurel Heights/Presidio Heights neighborhood was first broadly settled in the late 19th century, initially developing along the principal transportation routes - Geary Boulevard and California Street. Development here increased significantly in response to the housing crisis caused by the earthquake and fire of 1906. Initially, residential development occurred north of Geary Boulevard, only moving further south in the 1910s and 1920s.

The neighborhood around the cemetery developed over time with residential and commercial properties that supported the cemeteries. The Jordan Tract, located just west of the subject property, was developed as a refined residential neighborhood from 1900 to 1920. Despite the success of Jordan Park and other residential properties in the area, there was "no overlooking the fact that the area backed up to a very large cemetery and was the close neighbor of three others. As early as the 1880s, public opinion of the cemeteries had declined as the city expanded outward into proximity with them. Burials stopped at Laurel Hill Cemetery in 1900 when it reached a capacity of 38,000 graves, and after that time, maintenance of the grounds declined and it succumbed to deterioration and vandalism. Once verdant picnicking grounds, the cemetery became an unsavory place for unsavory activities, frequented by vagrants, prostitutes, criminals, juvenile delinquents, and those with an unhealthy interest in the macabre. Obviously, such a presence discouraged nearby development. Therefore, James C. Jordan and residents of Jordan Park were extremely vocal in a growing movement pushing for cemetery removal. Due to their efforts, plans to relocated burials from the Big Four cemeteries began in 1912, with Calvary, Masonic, and Odd Fellows being relocated expediently. At Laurel Hill, however, the removal was not realized until decades later. This was primarily due to the fact that so many early San Francisco founders and pioneers were buried at Laurel Hill and local organizations like the Native Sons of the Golden West and the California Pioneers Society were horrified at the idea of the exhumation and relocation of these venerable individuals. A five-acre Pioneer Memorial Park was planned for the crest of Laurel Hill, to commemorate the important figures who had been buried there, but in the end, public support for the concept waned and it was never carried out."[2]

Today, the area known as Laurel Heights is defined along the same approximate boundaries as the original cemetery. The subject property is located on a residential block that is defined by single-family and multi-family dwellings that are one-to three-stories in height and rendered in a variety of architectural styles. The construction dates range from the late 19th century to the mid-twentieth century. Most of the buildings are raised over garages. In general the buildings retain their overall general form and massing, but have been stripped of their period detailing. They are modest structures with restrained levels of ornamentation and unremarkable detailing. A few intact examples of late 19th and early 20th century residences remain, but are rare.

---

[1] Caitlin Harvey, Left Coast Architectural History, *Historic Resource Evaluation Report for 26 Commonwealth Avenue*, July 13, 2012: 8-9.

[2] Ibid, 12-13.

The 1894 Block Book lists P.H. Blake as the owner of the parcel containing the subject building, historically located on the corner of Ferrie Street (later Blake Street) and Point Lobos Ave (later Geary Ave). Originally this corner parcel had 150.4 feet of street frontage along Blake Street and approximately 116 feet along Geary Avenue. No information was found about P.H. Blake, but as the owner of this prominent, large corner lot, Blake Street was named after him by the time of the publication of the 1901 Block Book. Other Streets in the vicinity followed the same naming convention, and earlier street names were changed to prominent land holder's names sometime in the early 20th century.

By the time the 1901 Block Book was published, the lot had been subdivided into 2 separate lots. The corner lot (currently apn: 1068/002) was reduced in size to 100 feet of frontage along Blake Street and was owned by Harriet A. Blake. A smaller 50.4 foot lot (currently apns: 1068/003 and 004) was created to the north and owned by George B. Gibbs. The upper portion of the smaller lot (currently apn: 1068/004) is the site of the subject building. The 1906 and 1909 Block Books also show Gibbs as the owner.

Sanborn Fire Insurance maps from 1889 and 1893 show that the Blake property was improved with a 1-story dwelling with a small shed or addition, and three free-standing outbuildings or sheds. The Sanborn Map from 1899 shows that all buildings had been removed from the corner lot and a single 1 story over basement dwelling was located at the northeast corner of the northern lot (apn 1068/004). The floor plan of the building closely matches the original corner building and it was likely moved to its present location between 1893 and 1899, by which time the lot was subdivided. The floor plan and siting of the building closely matches its current configuration, with the exception of the rear porch, which appears to have been modified when the building was moved. The 1899 map shows that the building had 1-story porches at the front and rear facades and a brick chimney.

The 1905 Sanborn Fire Insurance map shows the subject building in its current configuration and location on lot 004 with one-story porches on the front and rear facades. Water Tap Records of the Spring Valley Water Company show that George B. Gibbs applied for water service for a wash basin, bath, and water closet for 74 Blake Street in August 1906.

A building permit was issued in January 1908 for 76-78 Blake Street for a two-story over basement frame building. The owner listed for this permit was Cesare De Vincenzi. City Directories, Census Records, and Block Books confirm that George B. Gibbs owned and occupied 74 Blake Street at this time. One can speculate that the application was to build at the front of the subject lot or the adjacent lot. It is unclear if this structure was ever built, as the 1913 Sanborn Map only shows the pre-existing 1 story over basement dwelling (subject building) at the rear of the lot. By the time of the 1913 Sanborn Map, the northern lot was further subdivided in 2 equally sized lots with a portion of the subject building extending over the lot line to the south (apn 1068/003). At this time, the corner property was improved with a 1 story, square plan dwelling, a wagon shed and three outbuildings.

A trial water meter was installed in 1916. An undated application for Water Service Installation for a 2-story over 2 flats building at 76-78 Blake Street and 1 family unit at the rear (74 Blake Street) was applied for some time after 1918.

A building permit application from 1923 allowed for the construction of a two story over basement frame flats building at 80 Blake. The builder and owner were listed as G.B. Cesio. It is likely that this is the building currently known as 76-78 Blake Street located at the front of subject property on lot 004. However, permit records are unclear, as the location of this building identified on the permit is "100 feet north of Geary Street", which would have placed the building on the lot to the south of the subject property (apn 1078/003). The 1913 Sanborn Map shows a 1-story frame building at 80 Blake Street on the corner lot (apn 1068/002), which may be the property in question (The building currently on the corner lot was constructed in 1946).

The next available Sanborn map from 1950 shows a two-story residential flats building at the front of the property (76-78 Blake Street), listed by the San Francisco Assessor with a construction date of 1923.

City Directory and Census Records identify George B. Gibbs (b. 1866) as the owner and occupant of 74 Blake Street from 1899 until 1912. The 1900 Federal Census lists Gibbs as a resident of 74 Blake along with his wife Alice Gibbs, son George F. Gibbs, Anna Ryan (head of the household and mother-in-law of Gibbs) and Bennie Daly (grandson on Ryan). The 1910 Federal Census lists George B. Gibbs as head of household and a widower by this time, as Alice died in 1908. His son George F. Gibbs and Benjamin Esterno (a 75 year old man) also resided at the property in 1910. Gibbs was an engineer for the nearby Masonic Cemetery and the residence appears to have functioned as a worker's cottage for Gibbs, his family, and the occasional boarder. When the Gibbs left the property in 1912, plans were under way to begin moving the burials from the Big Four cemeteries outside of San Francisco. According to the 1914 City Directory, Gibbs had remarried by this time to a woman named Margaret M. and moved his residence to 581 Eureka Street.

The Cesio Family, immigrants from Italy, began their occupation of the property in circa 1915. Giovanni (John) B. Cesio, a carpenter, and his wife Emelia resided there with their three children. According to Federal Census records, the family had moved to the neighboring property at 80 Blake Street (currently 76-78 Blake Street) by 1930. City Directories indicate that Giovanni later moved back to the property sometime in the 1950s. The property was listed in City Directories as vacant from 1962 until 1973, presumably after Giovanni's death. Giovanni's son, George C. Cesio, lived at the neighboring property at 70 Blake Street from 1960 until at least 1981, the date of the last available City Directory record for the property. In 1974, an unknown member of the Powers family resided at the subject property and remained there until at least 1981. The current owner, the Linda Bertelli Survivors Trust, obtained ownership in 2000.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Gary Varum, information found in the Planning Department files, and additional research conducted by Preservation staff, the Department finds that the subject building is not eligible for inclusion on the California Register under any criteria.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in circa 1889, the property is a modified example of an early worker's cottage in the Laurel Heights neighborhood, in close proximity to the Masonic Cemetery where the original owner and occupant worked. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that although the building is loosely associated with the significance of the Masonic Cemetery due to its proximity and occupation by an engineer at the Masonic Cemetery at this time, this association is not directly linked to the significance of the cemetery such that would make the property eligible for inclusion on the California Register under Criterion 1. Therefore, research does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

No historic districts have been identified in the immediate vicinity of the subject property under this criterion. Therefore, 74 Blake Street is not eligible under Criterion 1 individually or as part of a historic district.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Records indicate that the original owner and occupant of the property was George B. Gibbs, an engineer at the nearby Masonic Cemetery. Gibbs owned the property from 1899 until 1912, around the time that plans began to move burials from the Big Four Cemeteries outside of San Francisco. The Cesio Family, immigrants from Italy, began their occupation of the property in circa 1915. Giovanni (John) B. Cesio, a carpenter, and his wife Emelia occupied the property from 1915 until at least 1919. By 1930, the family had moved to the neighboring property at 80 Blake Street (currently known as 76-78 Blake Street) with their three children, but Giovanni later moved back to the property in the 1950s. Giovanni's son, George C. Cesio, occupied the property intermittently from 1915 until 1961. The property was listed in City Directories as vacant from 1962 until 1973. In 1974, an unknown member of the Powers family resided at the subject property until at least 1981, the date of the last available City Directory record for the property.

Although an interesting connection was identified between original owner George Gibbs and the neighboring Masonic Cemetery, no information was uncovered to suggest that Gibbs or any other owners or occupants of the property are persons identified as significant to local, regional or national history.

No historic districts have been identified in the immediate vicinity of the subject property under this criterion. Therefore, 74 Blake Street is not eligible under Criterion 2 individually or as part of a historic district.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
74 Blake Street consists of a one-story-over-basement, single-family, wood-frame residence constructed in circa 1889. The building dates to the earliest development of the Laurel Heights neighborhood and was part of a larger parcel originally owned by P.H. Blake. The building appears to have been constructed as part of a larger complex on the corner of Blake Street and Geary Avenue and was moved to the subject parcel around 1899 and converted into a worker's cottage to provide housing for workers at the nearby Big Four cemeteries. The property was owned and occupied by George Gibbs, an engineer at Masonic Cemetery, from 1899-1912. The simple wood-frame building is modest in its appearance and has undergone several alterations over time, including modification of the bay window and porches, a series of unpermitted exterior additions, and interior modifications.

Based on the information provided in the Supplemental Information Form prepared by Gary Varum, as well as research conducted by Preservation staff and a site visit on December 14, 2012, 74 Blake Street is not eligible for individual listing in the California Register under Criterion 3 (Architecture). As a single-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a simple vernacular worker's cottage, and does not embody any notable characteristics, which distinguish the building as historically significant.

The surrounding neighborhood consists of a mix of buildings ranging in construction dates from the late-19th to the mid-20th centuries. There is no consistent architectural character to the subject block. No historic districts have been identified in the immediate vicinity of the subject property. A Historic Resource Evaluation for 131 Jordan Avenue completed in 2009 did identify a potential Jordan Park Historic District to the west of the subject property. This historic district is significant as an example of a "residence park" development in San Francisco eligible under Criterion 3 and the period of significance is 1900-1920. The subject property is located outside the boundaries of this potential historic district and pre-dates the period of significance.

Therefore, 74 Blake Street is not eligible under Criterion 3 individually or as part of a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's

period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

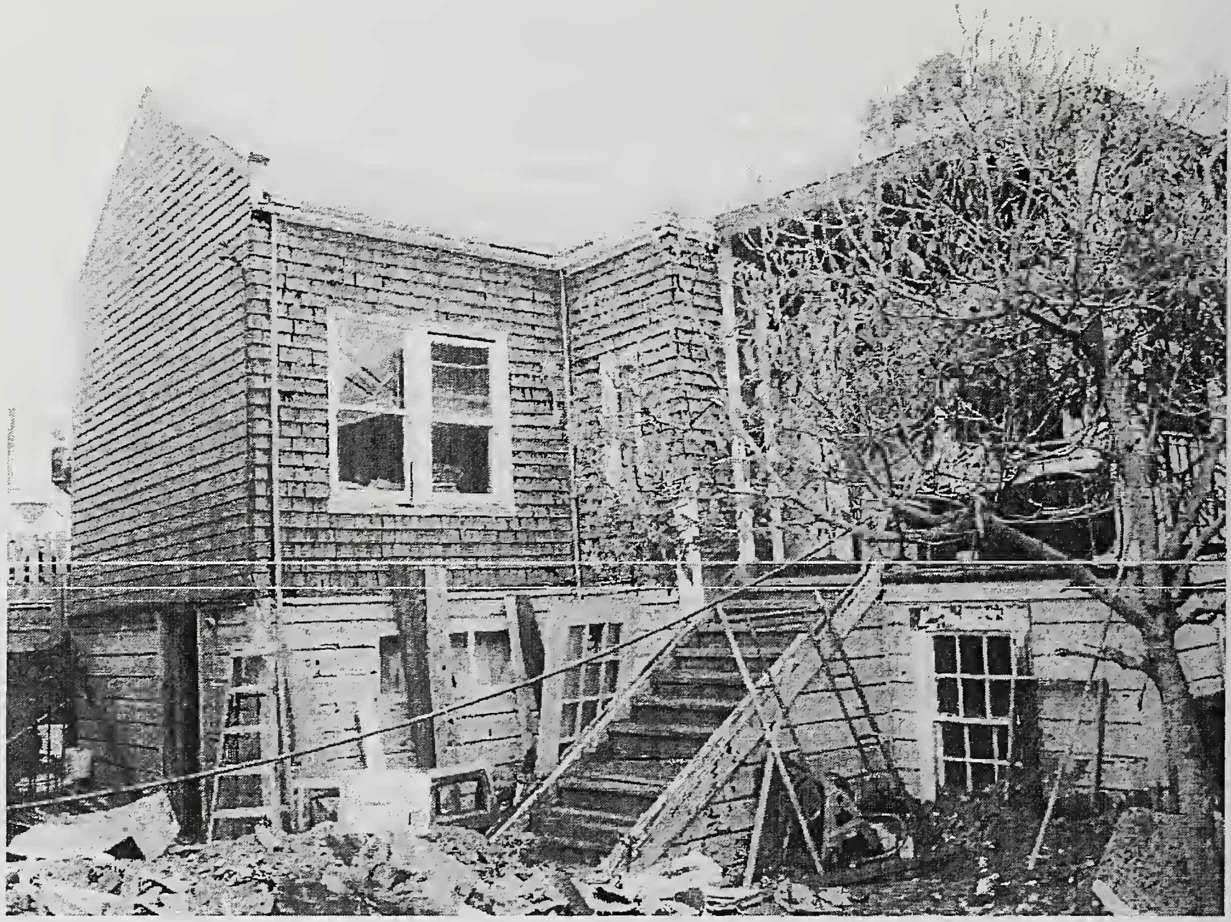
Signature: ______________________ Date: 1-18-2013

Tina Tam, *Senior Preservation Planner*

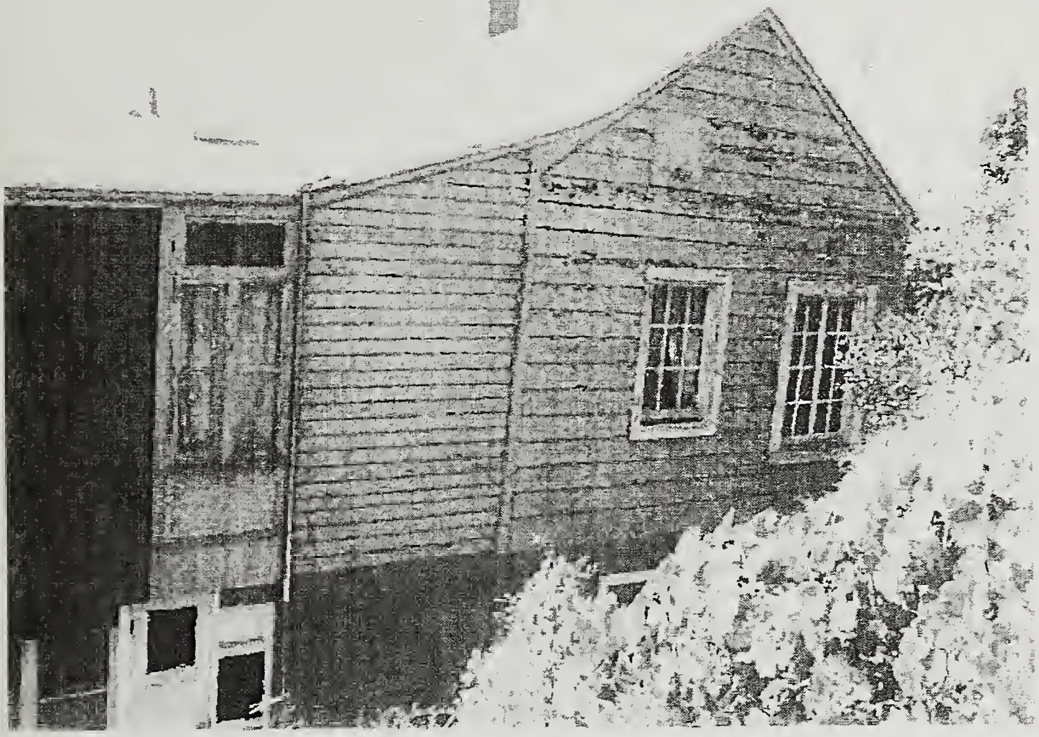
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\74 Blake\74 Blake HRER_Part I.doc

IMAGES



74 Blake Street, front façade looking east.



74 Blake Street, rear façade, looking west.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

GOVERNMENT
DOCUMENTS DEPT

MAR - 7 2013

SAN FRANCISCO
PUBLIC LIBRARY

Property Information/Project Description

PROJECT ADDRESS: 2251 Greenwich St

BLOCK/LOT(S): 0515/031

CASE NO.: 2012.1443E

PERMIT NO.:

PLANS DATED:

☐ Addition/ Alteration (detailed below)

☒ Demolition (requires HRER if over 50 years old)

☒ New Construction

STEP 1 EXEMPTION CLASS

Class 2 Replacement or Reconstruction
Existing structures & facilities where the new structure will be located on the same site as the structure replaced & will have substantially the same purpose & capacity.

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

Per GIS, screening the only CEQA associated issue is historic preservation

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 AV 1/23/2013

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not** listed: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______________________________

____

*_______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ______________

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: Per HRER dated 12/28/2012

____

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

AV ☒ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

AV ☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

1/23/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date December 28, 2012
Case No.: **2012.1443E**
Project Address: **2251 Greenwich Street (Station #16)**
Zoning: P (Public)
40-X Height and Bulk District
Block/Lot: 0515/031
Staff Contact: Allison Vanderslice, Preservation Planner
(415) 575 - 9075
allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located on the south side of Greenwich Street between Steiner Street and Fillmore Street in the Marina District. The property is San Francisco Fire Station #16 and is located within a P (Public) Zoning District and a 40-X Height and Bulk District.

2251 Greenwich Street was constructed in 1938 in the Spanish Eclectic / Mission Revival style as a fire station for the San Francisco Fire Department (SFFD). In 1955-56 the building underwent a major renovation funded by the 1952 Firehouse Bond. The two-story, reinforced concrete fire station is now in the altered Modern style. The irregular plan building is topped with a gable roof toward the north (primary façade), a narrow flat-roofed addition at the east, a shed roof at the center, a flat-roofed deck toward the south, and flat-roofed, one story kitchen wing at the southwest corner. The cladding is stucco and fenestration is primarily multi-lite, fixed metal sash windows. The primary façade (north) contains two rectangular apparatus room openings with metal roll-up doors.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1938).

Neighborhood Context and Description

The subject parcel is within a mixed-use district comprised primarily of mulit-family residences with some commercial buildings closer to Fillmore Street in the Cow Hollow neighborhood of the Marina District. The majority of buildings on the subject block face were constructed in the early 20th century and are interspersed with some later development. The area does not appear to constitute a cohesive collection of styles or types. Prior to the construction of Station #16 in 1938, the lot was occupied by three commercial buildings fronting on Greenwich Street with residential in the rear fronting on Pixley Street. 2251 Greenwich Street was constructed in 1938 for Engine 20, which was relocated from 2666 Lombard Street, several blocks to the west of the subject parcel.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the attached DPR form prepared by Page & Turnbull for the subject property, dated February 15, 2012, and the information found in the Planning Department's records, Department staff finds that the subject building is not individually eligible for inclusion on the California Register and does not contribute to the San Francisco 1952 Firehouse Bond Act Thematic Historic District or any other eligible historic district.

Constructed in 1938, Station #16 was built during the term of Chief Charles J. Brennan (1929-1943). Due to the Great Depression, the early years of Brennan's term required deep cuts to the fire department and a halt on all building programs and even standard maintenance until the formation of the Works Project Administration.[1] The highlights of Brennan's tenure were not associated with any notable construction programs but with the restructuring of the SFFD. Specifically, Brennan increased the responsibility and importance of the Bureau of Fire Prevention and Public Safety and established seven permanent inspectors.[2] Few other changes occurred at the Department during the late 1930s prior to new responsibility associated with the 1939-1940 World Fair.[3] For additional information on the history of the SFFD, see the attached DPR form prepared by Page & Turnbull.

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[1] "Historical Review, Part II: The Paid Department." *San Francisco Fire Department Museum,* Accessed December 28, 2012: http://guardiansofthecity.org/sffd/history/paid_department.html

[2] "Charles J. Brennan, Chief Engineer, 1929-43." *San Francisco Fire Department Museum,* Accessed December 28, 2012: http://guardiansofthecity.org/sffd/history/paid_department.html

[3] "Historical Review" *San Francisco Fire Department Museum.*

San Francisco 1952 Firehouse Bond Act Thematic Historic District

A Historic Resource Evaluation Report prepared by Page & Turnbull in March 2010 for 676 Howard Street (Station #1) identified 14 firehouses as constituting a potential discontiguous thematic historic district that is significant under Criterion 1 (Events) and Criterion 3 (Architecture).[4] The proposed district is notable for the strong collection of International Style firehouses and as the largest firehouse building campaign undertaken by the City of San Francisco. The period of significance relates to the construction campaign authorized by the 1952 Firehouse Bond Act that dates from 1952 to 1961. The firehouse inventory compiled by Page & Turnbull for the proposed discontiguous district includes firehouses that were built between 1953 and 1961 in the International Style and does not include existing stations that were altered or upgraded during that period. While the subject property underwent major alterations in 1955-1956 as part of the construction campaign, the building is clearly a stripped down version of its earlier style and is not an example of the International Style. 2251 Greenwich Street does not contain the character-defining features of the district nor did it significantly contribute to the modernization of the SFFD and, therefore, it is not a contributing property to the San Francisco 1952 Firehouse Bond Act Thematic Historic District.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1938, the subject property does not appear to be associated with any events significant in the history of the SFFD or San Francisco generally. While Station #16 was renovated in the mid-1950s as part of the 1952 Firehouse Bond Act, this association is not significant in the broader trend of the modernization of the SFFD. Therefore, Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. The station was constructed during the tenure of Chief Brennan but does not appear to be associated with him directly or with the main achievements of his career. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The property was constructed in 1938 as a firehouse in the Spanish Eclectic style. The original architect and builder were not identified. The building underwent a major alteration in 1955-56 which included the following changes: the façade was reclad and stripped of all ornamentation; the apparatus room openings were converted from arched openings to rectangle openings; and all windows and doors were replaced. Due to these alterations, the building is no longer a good example of the Spanish Eclectic style. Although the building underwent a major alteration in the 1950s, it is not a good example of the International Style or Modern-period architecture generally, particularly with the gable roof. Therefore, it is not a good example of a type, period, or method of construction. Nor does the building possess high artistic values. Lastly, the building does not contribute to a grouping of similar buildings. As outlined above, the building does not contribute to the San Francisco 1952 Firehouse Bond Act Thematic Historic District nor does the surrounding block appear to be a potential historic district. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource or as a contributor to a historic district under Criterion 3.

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[4] Page & Turnbull, *Historic Resources Evaluation for SFFD Station No. 1, 676 Howard Street, San Francisco, California*, March 31, 2010. A copy of this report is on file with the Planning Department at 1650 Mission Street, Suite 400 and is available for public review as part of project file 2009.0291E.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks		**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks		**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks		**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks				

Since 2251 Greenwich Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2251 Greenwich Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

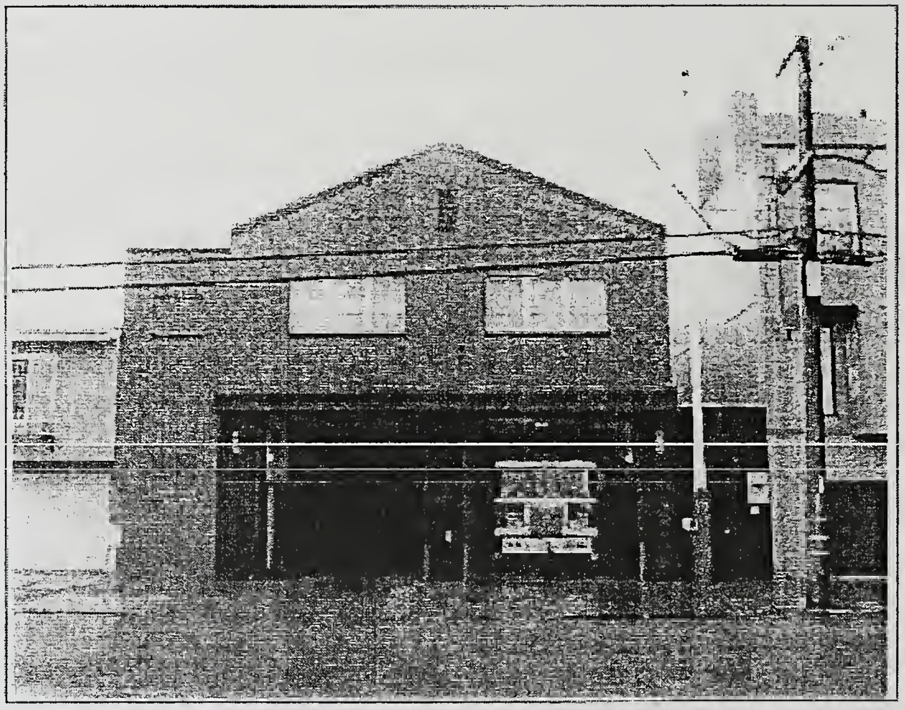
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 1-16-2013

Tina Tam, *Senior Preservation Planner*

IMAGE



Source: Page & Turnbull, February 2012

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page 1 of 9 **Resource name(s) or number**(assigned by recorder) 2251 Greenwich Street

P1. Other Identifier:
***P2. Location:** ☐Not for Publication ☒Unrestricted ***a. County** San Francisco
***b. USGS 7.5' Quad** San Francisco North, Calif. **Date:** 1995
***c. Address** 2251 Greenwich Street **City** San Francisco **Zip** 94123
***e. Other Locational Data:** Assessor's Parcel Number Block: 0515 Lot: 031

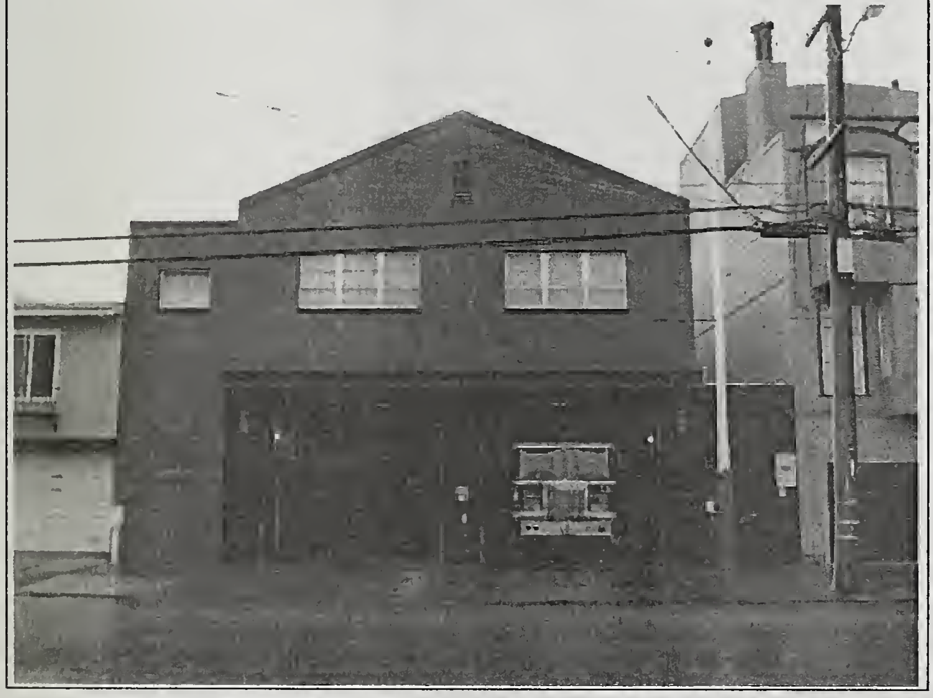
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

2251 Greenwich Street occupies a 48' x 120' lot on the south side of Greenwich Street, between Steiner and Fillmore Streets. Built in 1938, the two-story, reinforced concrete fire station is designed in an altered Modern style. The irregular-plan building is clad in smooth stucco. It is capped by a gable roof toward the north, a narrow flat-roofed addition at the east, a shed roof at the center, a flat-roofed deck toward the south, and a flat-roofed kitchen wing at the southwest corner. The primary façade faces north. It features a four-light steel-sash hopper window behind a metal grille at the first story, as well as two apparatus room (garage) openings with roll-up metal doors. One four-light steel-sash hopper window and two three-part multi-light steel-sash awning windows are located at the second story. The façade terminates in a metal vent in the gable end and a simple cornice and concrete parapet. The primary entrance is located in a recessed bay to the west, and is accessed through a metal gate within a scored stucco concrete wall. A brick walkway leads to a shed-roofed entrance portico, which features original decorative wood posts, a carved arched opening, and brackets. The entrance contains a partially glazed metal replacement door.
(Continued)

***P3b. Resource Attributes:** (list attributes and codes) HP14. Government Building

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Photo: (view and date)
View from north (13 February 2012)

***P6. Date Constructed/Age and Sources:** ☒historic
1938 (SFFD Museum)

***P7. Owner and Address:**
San Francisco City Property
25 Van Ness Avenue
San Francisco, CA 94102

***P8. Recorded by:**
Page & Turnbull, Inc.
1000 Sansome Street, Suite 200
San Francisco, CA 94111

***P9. Date Recorded:**
2/15/2012

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

Primary #
HRI #
Trinomial

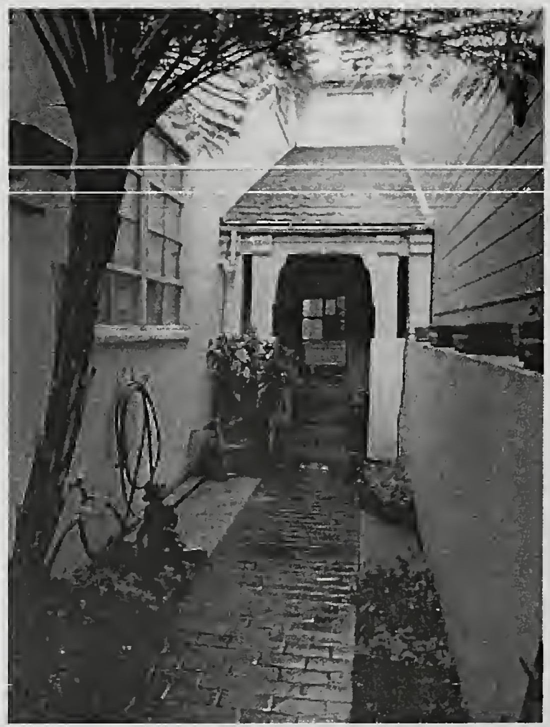
Page 2 **of** 9 **Resource Name or #** (Assigned by recorder) 2251 Greenwich Street
***Recorded by** Page & Turnbull, Inc. ***Date** February 2012 ☒ Continuation ☐ Update

P3a. Description (continued)

The east façade abuts the adjacent building and, where exposed, is clad in stucco and horizontal wood siding. The west façade abuts the adjacent building toward the south, and the façade facing the entrance walkway features multi-light steel-sash awning windows and terminates in original wood eaves with carved wood brackets. The first story of the rear (south) façade contains two partially glazed metal doors with glazed transoms, a four-light steel-sash window, and paired wood doors with metal strap hinges. The second story features four six-light steel-sash awning windows. A concrete hose tower is located at the east end of the façade and features decorative concrete vents toward the top. It is capped by a hip roof and is accessed via the rooftop deck at the back of the building. A one-story, flat roofed kitchen wing projects from the west end of the rear façade, and features six-light steel-sash awning windows on the east façade. The backyard is paved with concrete and contains a generator and a basketball court.

Though the interior has been largely modified, it does contain an original wood staircase with turned balusters and some original paneled wood doors.

This building appears to be in good condition.



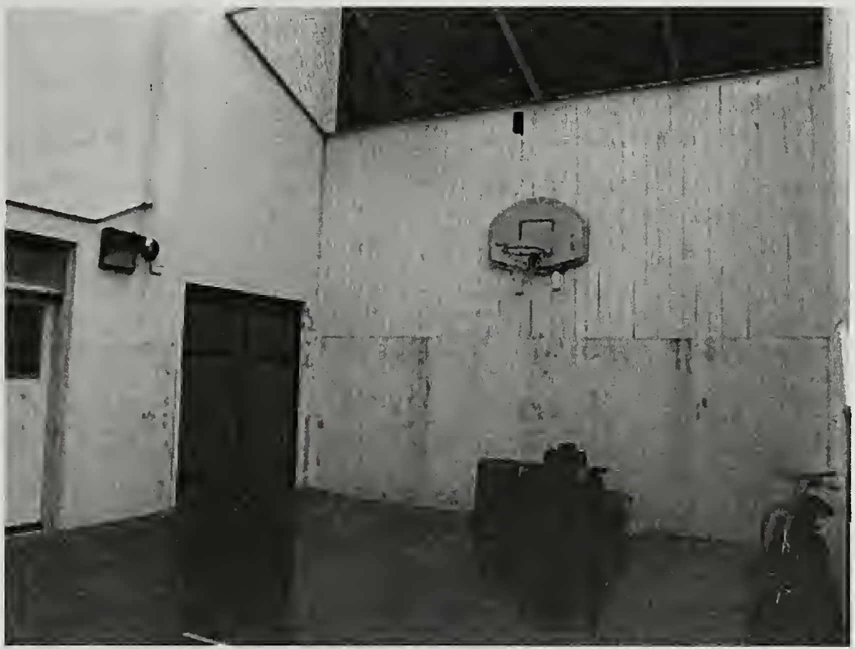
West end of primary (north) façade, entrance walkway and portico, looking south.
(Source: Page & Turnbull, February 2012)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

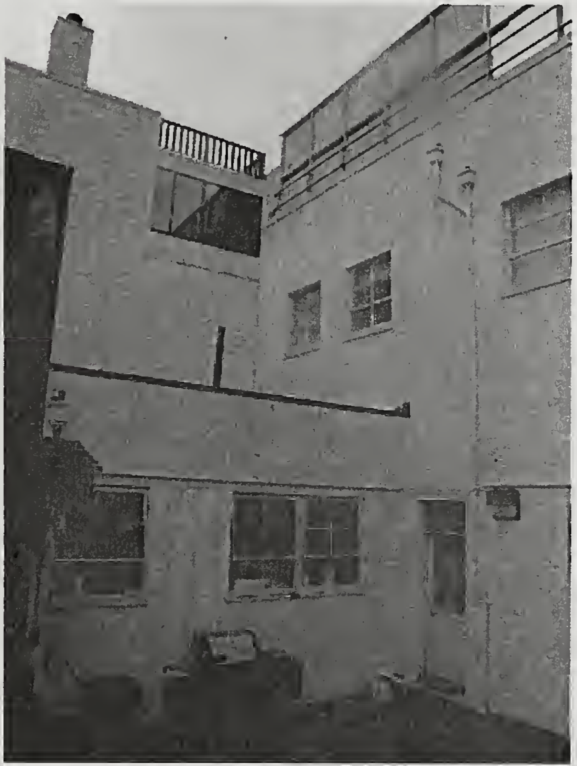
Primary # ______
HRI # ______
Trinomial ______

Page 3 **of** 9
***Recorded by** Page & Turnbull, Inc.

Resource Name or # (Assigned by recorder) 2251 Greenwich Street
***Date** February 2012 ☒ Continuation ☐ Update



Rear (south) façade, partial view looking northeast.
(Source: Page & Turnbull, February 2012)



Rear (south) façade, partial view looking northwest toward kitchen wing.
(Source: Page & Turnbull, February 2012)

State of California — The Resources Agency
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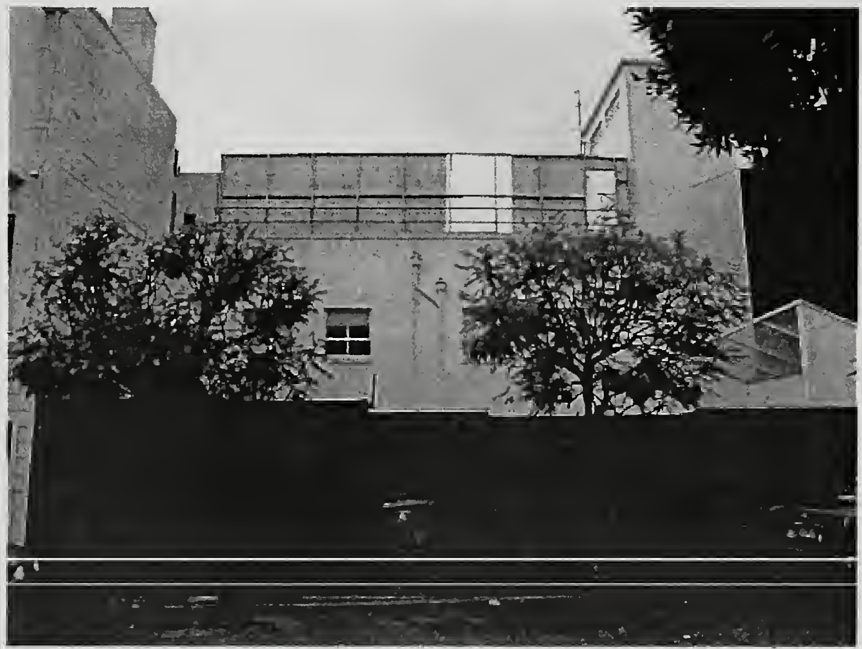
CONTINUATION SHEET

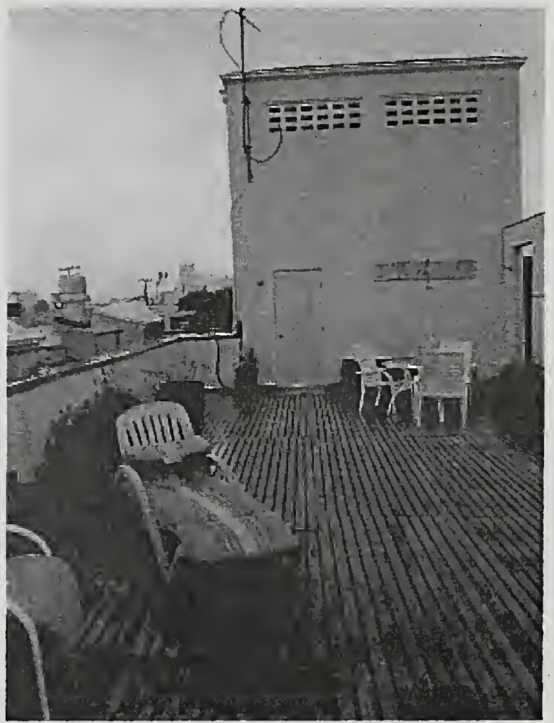
Primary #
HRI #
Trinomial

Page 4 **of** 9
***Recorded by** Page & Turnbull, Inc.

Resource Name or # (Assigned by recorder) 2251 Greenwich Street
***Date** February 2012 ☒ Continuation ☐ Update



Rear (south) façade, view from Pixley Street showing fire hose tower to the east.
(Source: Page & Turnbull, February 2012)



Hose tower from rooftop deck, looking east.
(Source: Page & Turnbull, February 2012)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 9
*NRHP Status Code 6Z
*Resource Name or # 2251 Greenwich Street

B1. Historic name: San Francisco Fire Department Engine No. 20
B2. Common name: San Francisco Fire Department Station 16
B3. Original Use: Fire station B4. Present use: Fire Station
***B5. Architectural Style:** altered Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

- Constructed in 1938 in a Spanish Eclectic style
- Conversion of apparatus room arched openings to rectangular openings; re-cladding of primary façade; removal of buttresses, cornice, and clay tile roof; replacement of all windows; replacement of doors; construction of second-story additions on east side and south end (1955-1956; no permits on file)
- Removal of all existing roofing and installation of new built-up roofing system and waterproofing at roof edges (June 1994, Permit #746387)
- General interior remodeling of dormitory and toilet/locker rooms; mechanical and electrical system upgrade; women's facilities; and ADA-accessibility on first floor (December 1994, Permit #767920)
- New overhead apparatus room doors (Drawing elevation, 1994)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** None.

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Infrastructure and Government Services Development **Area** Cow Hollow
Period of Significance N/A **Property Type** Fire Station **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

2251 Greenwich Street was constructed in 1938 as a fire station for the City of San Francisco Fire Department (SFFD). It is a single engine station. The original architect and builder are unknown. The fire station is located in the Cow Hollow neighborhood, a mixed-use district of commercial buildings and residences originally developed during the nineteenth century.

The Paid Fire Department of the City and County of San Francisco went into active operation on 3 December 1866, before which it was operated entirely on a volunteer basis. The Fire Department's third Chief Engineer, David Scannell, assumed the office in 1871 and held the position until his death in 1893. He recommended limiting frame buildings to sixty feet in height and installing fire escapes and standpipes on tall buildings. San Francisco was expanding rapidly, and Chief Scannell took every precaution to keep abreast of its needs. By the late 1870s, membership had grown to 276 regulars plus 201 on-call volunteers.[1] (continued)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See continuation sheet, pg. 6

B13. Remarks:

***B14. Evaluator:** Christina Dikas, Page & Turnbull

***Date of Evaluation:** February 15, 2012

(This space reserved for official comments.)

Sketch Map

DPR 523B (1/95)

*Required information

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[1] "Historical Review, Part II: The Paid Department," *San Francisco Fire Department Museum*, web site accessed on 24 March 2011 from: http://www.guardiansofthecity.org/sffd/history/paid_department.html.

B10. Significance (continued)

Under the regime of Scannell's successor, Dennis Sullivan (1893-1906), the Fire Department grew to include 36 engine companies, eight truck companies, seven chemical companies, one water tower, and two monitor batteries by 1900. A modern fire alarm system had been installed throughout San Francisco. Water mains with more than 4,000 hydrants displaced the old fire cisterns. On the morning of 18 April 1906, a terrible earthquake shook San Francisco, and within a few hours, 52 fires had started. By the time the flames were extinguished three days later, 4.7 square miles of burned area remained, including the entire downtown. 28,000 buildings were destroyed—including 20 fire stations—and many of the Fire Department's vehicles and more than half of all hose were lost. Chief Sullivan died from injuries he sustained from the earthquake.[2]

Under Chief Patrick Shaughnessy (1906-1910) and authorized by a bond issue of $5,200,000, the city's Auxiliary Water Supply System was constructed. The system was comprised of the Twin Peaks Reservoir, two intermediate water tanks, 889 hydrants, two fireboats, and a system of underground reinforced concrete cisterns. The entire installation was completed in 1913, and formally accepted by the Fire Department in January 1914. The system remains in use today, providing an emergency supply in the event of any failure of the regular water distribution system.[3]

Prior to the construction of the current fire station at 2251 Greenwich Street, the site was occupied by three commercial buildings that faced Greenwich Street. The easternmost building was one story in height and contained an office. The center building was a two-story store with an attached dwelling at the rear. The westernmost commercial space was a one-story store. The back of the lot, facing Pixley, contained a two-story residential flats building.

The current fire station at 2251 Greenwich Street was constructed in 1938 for Engine 20, which relocated to its new quarters from 2666 Lombard Street. The station featured a steel frame and had one-story sections at the east side and at the rear (where the two-story flat-roofed section exists today). The original building permit and plans were not found at the Department of Building Inspection.

Renovations were performed in 1955-56 with funds from a 1952 bond act that provided $4.75 million for the construction and rehabilitation of fire stations throughout the city. The bond act was the San Francisco Fire Department's largest building program since the reconstruction after the 1906 Earthquake and Fire. The proposition was the result of two separate surveys by competent structural engineers, H.M. Engle of the Pacific Fire Rating Bureau and Harry Vensano, former Director of Public Works on San Francisco. San Francisco's fire station system had developed over the previous eighty or so years, and the locations and facilities were based upon outdated conditions. For example, 12 fire stations were over 50 years old in 1952, and 28 were built to accommodate horse-drawn equipment.[4] The bond act sought to update the older locations, build structures to provide better fire protection for the city, and provide improved living and working conditions for firefighters.[5] The Vensano Report (1951) noted that most of the fire stations were constructed by an architect, without the assistance of a structural engineer. As Fire Chief Edward P. Walsh said, "The result is that not only would an earthquake or atomic attack knock out most of our present firehouses, but the loss of personnel and equipment would be immeasurable at a time when people rely upon the Fire Department."[6]

The Firehouse Bonds proposition (Proposition H) was included in San Francisco's November 1952 election, and sought bonded indebtedness for the "acquisition, construction, completion, and reconstruction of firehouses within the City and County, together with their appurtenances."[7] The proposition broke down the bond amount into the following allocations: $285,000 for land purchase, $50,000 for engineering surveys, $3,950,000 for the construction of new fire stations, $365,000 for reconstruction, and $100,000 for contingencies.[8] Following passage of the bond act, Fire Chief Walsh stated that he hoped for a three-year program to complete construction and rebuilding of fire stations.[9] It appears that ultimately, at least 17 new stations were constructed and 11 others were reconditioned. Engine 20 was temporarily relocated to quarters at the Palace of Fine Arts while Station 16 was renovated.

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[2] *Ibid.*
[3] *Ibid.*
[4] "City and County Propositions together with Arguments and Statements of Controller Relating to Costs to be voted on at General Presidential and Special Municipal Election to be held November 4, 1952: Proposition H: Firehouse Bonds, 1952," San Francisco Public Library, 23. Website accessed on 2 July 2009 from: http://sfpl4.sfpl.org/pdffiles/November4_1952.pdf.
[5] San Francisco Planning Department, 11.
[6] Paine Knickerbocker, "Proposition H: Chief Walsh Tells the City's Need for New Firehouses," San Francisco Chronicle (6 October 1952) 2.
[7] "City and County Propositions together with Arguments and Statements of Controller," 21.
[8] "City and County Propositions together with Arguments and Statements of Controller," 24.
[9] "Three-Year Firehouse Plan Urged," San Francisco Chronicle (3 December 1952) 4.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # __________
HRI # __________
Trinomial __________

Page 7 **of** 9 **Resource Name or #** (Assigned by recorder) 2251 Greenwich Street
***Recorded by** Page & Turnbull, Inc. ***Date** February 2012 ☒ Continuation ☐ Update

B10. Significance (continued)

Integrity
2251 Greenwich Street has been greatly altered, though it continues to be used as a San Francisco fire station. Alterations include altering the shape of the apparatus room door openings, remodeling the primary façade to a modern style, constructing second story additions at the east side and the south end of the building, and conducting interior alterations and upgrades. Therefore, it retains integrity of location, setting, and association. It does not retain integrity of design, materials, workmanship or feeling. Overall, the property does not retain integrity.

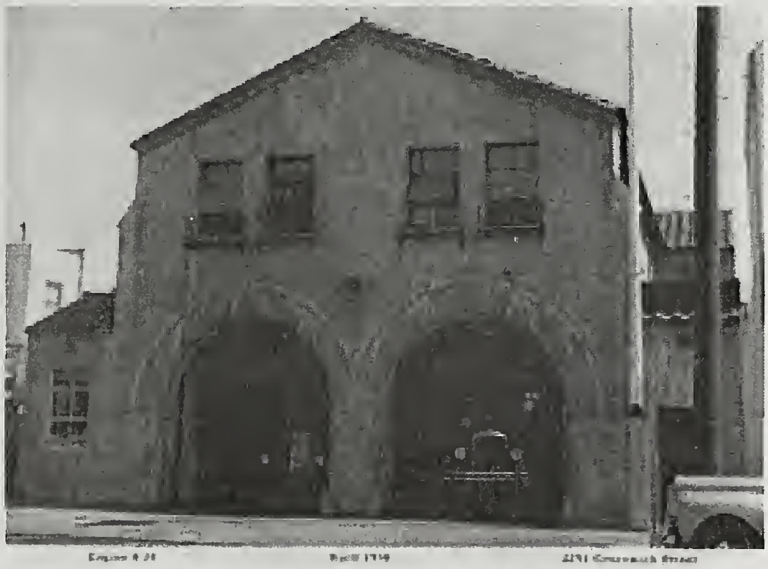
Historic Significance
2251 Greenwich Street does not appear to be associated with events that have made a significant contribution to the broad patterns of our history such that it would be eligible for local designation under National Register Criterion A (California Register Criterion 1). Its original construction is not associated with any major fire station construction program in San Francisco, nor did it play a pivotal role in the growth of the Cow Hollow neighborhood. Its 1950s renovations were funded by an important 1952 Bond Act, but it does not appear individually eligible for this association.

2251 Greenwich Street does not appear to be associated with any persons significant to the history of the State of California or the City of San Francisco such that it would be eligible under National Register Criterion B (California Register Criterion 2). None of the people directly associated with the building appear to be significant to local, state, or national history.

2251 Greenwich Street does not appear eligible under National Register Criterion C (California Register Criterion 3) because it does not feature high artistic value, and it does not embody the distinctive characteristics of a type, method, or period of construction. The original architect is unknown. Furthermore, the fire station has been greatly altered and does not retain integrity.

This property was not assessed for its potential to yield information important in prehistory or history, per National Register Criterion D (California Register Criterion 4).

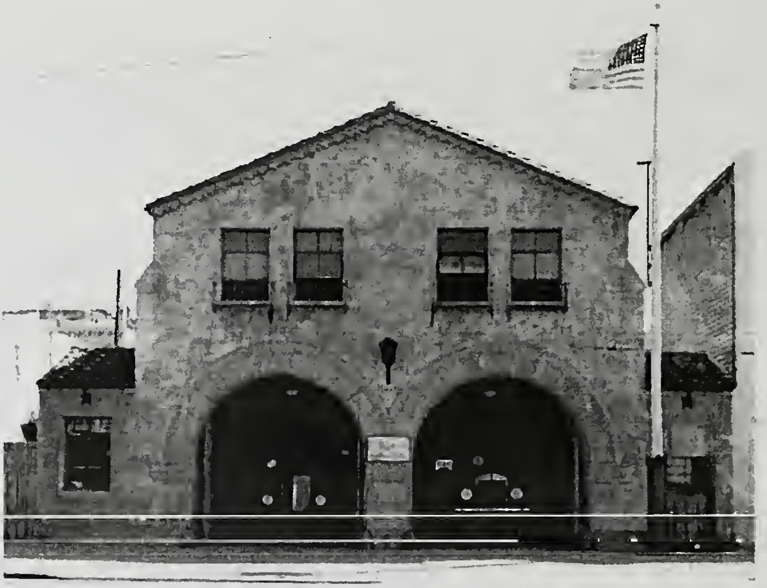
Based on the above assessment, 2251 Greenwich Street is designated with a CHRSC code of 6Z, which means it has been "Found ineligible for NR, CR or Local designation through survey evaluation."



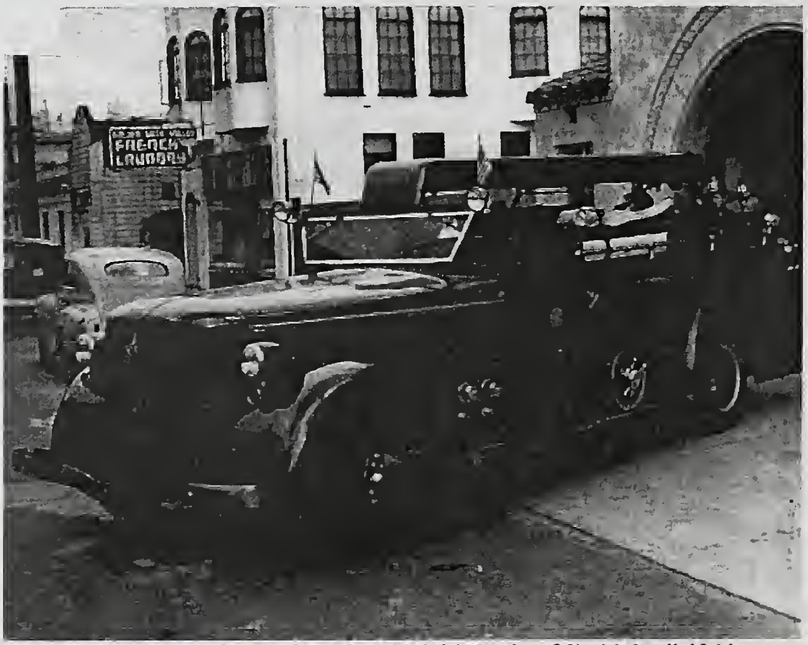
2251 Greenwich Street, 1938.
(Source: San Francisco Fire Department Museum)

Primary # ______
HRI # ______
Trinomial ______

Page 8 **of** 9 **Resource Name or #** (Assigned by recorder) 2251 Greenwich Street
***Recorded by** Page & Turnbull, Inc. ***Date** February 2012 ☒ Continuation ☐ Update



2251 Greenwich Street, ca. 1938 (photograph mislabeled as Station 40, 2155 18th Avenue).
(Source: San Francisco Historic Photograph Collection, AAD-8170)



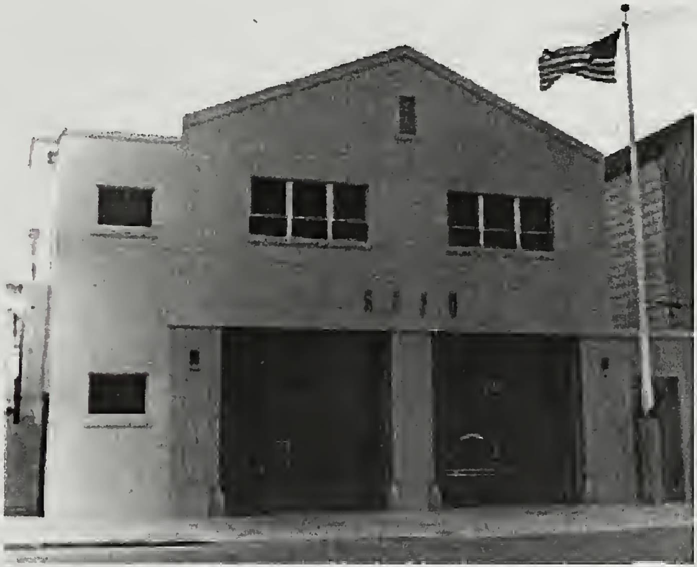
Fire engine in front of Station 16 (old Engine 20), 14 April 1941.
(Source: San Francisco Public Library, AAE-1168)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 9 **of** 9
***Recorded by** Page & Turnbull, Inc.

Resource Name or # (Assigned by recorder) 2251 Greenwich Street
***Date** February 2012 ☒ Continuation ☐ Update



2251 Greenwich Street, ca. 1956.
(Source: San Francisco Fire Department Museum)

B12. References (continued)

"Current Firehouse of San Francisco," Guardians of the City. Website accessed on 23 July 2009 from: http://guardiansofthecity.org.

Historical Review, Part II: The Paid Department," *San Francisco Fire Department Museum*, web site accessed on 24 March 2011 from: http://www.guardiansofthecity.org/sffd/history/paid_department.html.

Sanborn Fire Insurance Maps: 1913, 1950, 1998.

San Francisco Department of Building Inspection, permit records and plans.

San Francisco Firehouse Survey (ca. 1991).

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2012.0083E
Project Title:	400 Grove Street (Central Freeway Parcel H)
Zoning:	Moderate-Scale Neighborhood Commercial Transit (NCT-3) Use District 40-X/50-X Height and Bulk District Market and Octavia Neighborhood Plan
Block/Lot:	0793/103
Lot Size:	11,275 square feet
Plan Area:	Market and Octavia Neighborhood Plan
Project Sponsor	Craig Hamburg / Mark MacDonald, (415) 692-5054
Staff Contact:	Kei Zushi – (415) 575-9036 kei.zushi@sfgov.org

41
#1
1/24/13

PROJECT DESCRIPTION:

The proposed project would remove an existing 43-space surface parking lot and associated kiosk and construct a 40,695-square-foot (sf) mixed-use building providing 33 dwelling units, approximately 2,000 sf of ground-floor retail space, and 17 off-street parking spaces and 32 bicycle parking spaces in a below-ground parking garage, accessed from Grove Street.

(Continued on next page.)

EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rick Cooper, for

Bill Wycko
Environmental Review Officer

January 24, 2013
Date

GOVERNMENT
DOCUMENTS DEPT
MAR 11 2013
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PUBLIC LIBRARY

cc:	Craig Hamburg / Mark MacDonald, Project Sponsor	Supervisor Breed, District 5
	Kei Zushi, EP Planner	Virna Byrd, M.D.F.
	Pilar LaValley, Preservation Planner	Exclusion/Exemption List
	Aaron Hollister, Current Planning Division	Historic Preservation Distribution List
		Distribution List

PROJECT DESCRIPTION:

The proposed four- to five-story building would be up to 55 feet tall with the western portions of the building stepping down to 45 feet.[1] The differing heights of the proposed building correspond with the maximum height limitations applicable to the site. The eastern half of the site (approximately 5,623 sf in size) is located within a 50-X Height and Bulk District, and the western half of the site (approximately 5,652 sf in size) is within a 40-X Height and Bulk District. The project would include approximately 2,315 sf of common open space at the ground level and 745 sf of common open space at the fifth level.

The 11,275-sf project site (also known as Central Freeway Parcel H) is located on the northwest corner of Grove and Gough Streets on the block bounded by Octavia, Fulton, Gough, and Grove Streets in the Hayes Valley neighborhood within the Market and Octavia Neighborhood Plan ("Market and Octavia Plan") Area.[2] The project site, which is owned by Grove Street Hayes Valley of San Francisco, currently contains an approximately 11,275 sf, 43-space tandem surface parking lot.

The proposed building would be contemporary in design. Exterior walls would consist primarily of stained wood board and batten siding. Fiber cement panels and board-formed concrete would serve as a secondary façade material. All windows and door frames would be anodized aluminum. The proposed motorized roll-up garage door would be painted metal and partially perforated for ventilation purposes. The cantilevered second-story floor slab would serve as an awning for both the ground floor residential lobby and commercial space along both Grove and Gough Streets.

Project construction would take approximately 14 to 16 months, and the project's estimated cost is $7,000,000.

REMARKS (continued):

Section 15183 of the California Environmental Quality Act (CEQA) Guidelines provides that projects which are consistent with the development density established by a community plan for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to determine the presence of project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (a) are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR; or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

---

[1] Planning Code Section 263.20 provides a 5-foot height exception when ground-floor commercial space or other active use is provided in NCT Districts.

[2] The Market and Octavia Plan FEIR noted that Parcel H was a triangular-shaped parcel, and recommended that the parcel be normalized to create two rectangular parcels (see p. 3-6 and 4-65 of the Market and Octavia Plan FEIR). Parcel H has been reconfigured through lot mergers with adjoining parcels, all of which were also rezoned to NCT-3 as part of the Market and Octavia Plan. This reconfiguration resulted in the current configuration of the project site (Block/Lot Number: 0793/103).

The Planning Department reviewed the proposed project for consistency with the Market and Octavia Plan and for the potential for the proposed project to result in significant impacts not identified in the Market and Octavia Neighborhood Plan Final Environmental Impact Report ("FEIR") certified on April 5, 2007.[3] In addition to the programmatic review of the Market and Octavia Plan, the FEIR also contained a project-level environmental analysis of the development proposed for the 22 Central Freeway parcels, including Parcel H.

This determination evaluates the potential project-specific environmental effects specific to the project on Parcel H as described above, and incorporates by reference information contained within the FEIR. This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the FEIR. This determination does not identify new or additional information that would alter the conclusions of the FEIR. This determination also identifies mitigation measures contained in the FEIR that would be applicable to the proposed project at Parcel H. Relevant information pertaining to prior environmental review conducted for the FEIR is included below, as well as an evaluation of potential environmental effects.

Background

On April 5, 2007, San Francisco Planning Commission certified the Market and Octavia Plan FEIR (Case No. 2003.0347E; State Clearinghouse No. 2004012118). The FEIR analyzed amendments to the Planning Code and Zoning Maps and to the Market and Octavia Plan, an element of the San Francisco General Plan. The FEIR analysis was based upon an assumed development and activity that were anticipated to occur under the Market and Octavia Plan.

Subsequent to the certification of the FEIR, on May 30, 2008, the Board of Supervisors approved, and the Mayor signed into law, revisions to the Planning Code, Zoning Maps, and General Plan that constituted the "project" analyzed in the FEIR. The legislation created several new zoning controls which allow for flexible types of new housing to meet a broad range of needs, reduces parking requirements to encourage housing and services without adding cars, balances transportation by considering people movement over auto movement, and builds walkable "whole" neighborhoods meeting everyday needs. The land use, density, and design of the proposed project at Parcel H are consistent with those evaluated for future development at the site in the FEIR.

Individual projects that occur under the Market and Octavia Plan will undergo project-level evaluation to determine if they would result in further impacts specific to the development proposal or the site at the time of development, and to determine if additional environmental review is required. This determination concludes that the proposed project at Parcel H is consistent with and was encompassed within the analysis in the FEIR and for the project-level review of the Central Freeway parcels. Further, this determination finds that the FEIR adequately anticipated and described the impacts of the proposed

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[3] San Francisco Planning Department. *Community Plan Exemption Checklist, 400 Grove Street (Central Freeway Parcel H)*, January 24, 2013. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Parcel H project, and identified the mitigation measures. The proposed project is also consistent with the zoning controls for the project site. Therefore, no further CEQA evaluation is necessary.

Potential Environmental Impacts

The FEIR included analyses of environmental issues including: plans and policies; land use and zoning; population, housing, and employment (growth inducement); urban design and visual quality; shadow and wind; historic architectural resources; archeological resources; transportation; air quality; noise; hazardous materials; geology, soils, and seismicity; public facilities, services, and utilities; hydrology; and biology. The proposed Parcel H project is within the allowable density and consistent with the designated uses for the site described in the FEIR and would represent a small part of the growth forecast for the Market and Octavia Plan. As a result, the FEIR considered the incremental impacts of the proposed project. The proposed project would not result in any new or substantially more severe impacts than were identified in the FEIR. Topics for which the FEIR identified a significant program-level impact are addressed in this Certification of Determination while project impacts for all other topics are discussed in the Community Plan Exemption Checklist.[4] The following discussion demonstrates that the proposed project would not result in significant impacts beyond those analyzed in the FEIR.

Cultural Resources

Archeological Resources

An Environmental Planning Preliminary Archeological Review Checklist was prepared for the proposed project and is summarized here.[5] The project site is underlain by six feet of fill underlain about nine feet of medium dense to dense sand with clay underlain by dense to medium dense sand to the depth of 20 feet, which is the maximum depth explored for a geotechnical investigation report[6] prepared for this project. The project site is located three blocks to the north of the study area of the San Francisco Central Freeway Replacement Project: Archaeological Research Design and Treatment Plan prepared for Caltrans. No previous archeological documentation or investigations have been undertaken for the proposed project site. The nearest recorded archeological sites are National Register of Historic Place (NRHP) eligible domestic archeological features archeologically excavated for the Central Freeway Replacement Project to the east of Octavia Boulevard two blocks to the southwest of the project site. The privies were associated with late 19th century German and Irish households.[7]

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[4] San Francisco Planning Department, *Community Plan Exemption Checklist, 400 Grove Street (Central Freeway Parcel H)*, January 24, 2013. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[5] Randall Dean, San Francisco Planning Department. *Environmental Planning Preliminary Archeological Review: Checklist, 400 Grove Street*, October 29, 2012. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[6] Earth Mechanics Consulting Engineers. *Report, Geotechnical Investigation, Planned Development at 400 Grove Street (Parcel H), San Francisco, California,* June 24, 2011. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[7] Randall Dean, San Francisco Planning Department. *Environmental Planning Preliminary Archeological Review: Checklist, 400 Grove Street*, October 29, 2012. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources.[8]

> *Project Mitigation Measure 1 – Soil Disturbing Activities in Archaeologically Documented Properties (Mitigation Measure 5.6.A1 of the Market and Octavia Plan FEIR).*
> The project sponsor shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall prepare an Addendum ("Addendum") to the *San Francisco Freeway Replacement Project Archeological Research ARDTP* (June, 1998) as described in *Mitigation Measure 5.6.A1: Archaeological Mitigation Measure – Soil Disturbing Activities in Archaeologically Documented Properties* (p. 5-4 to 5-5 of the Market and Octavia Plan FEIR). The Addendum shall include an archeological monitoring plan. After final acceptance of the Addendum by the Planning Department archeologist the archeological consultant shall undertake an archeological monitoring program in accordance with the Addendum. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of *construction* can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Section 15064.5 (a)(c).
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> *Archeological monitoring program* (AMP). The archeological monitoring program shall minimally include the following provisions:
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> - The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context;
> - The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
> - The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the

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[8] Randall Dean, San Francisco Planning Department. *400 Grove Street Project (2012.0083E), Community Plan Exemption, Archeological Mitigation Measure*. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;

- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.

Consultation with Descendant Communities: On discovery of an archeological site[9] associated with descendant Native Americans or the Overseas Chinese an appropriate representative[10] of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
B) An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

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[9] The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

[10] An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains, Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey

Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

The project sponsor has agreed to implement Project Mitigation Measure 1 as outlined above. With implementation of the above mitigation measures, the project would not result in significant effects with regard to cultural resources.

Transportation

The Market and Octavia Plan FEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership. Thus, the FEIR identified eight transportation mitigation measures, including implementation of traffic management strategies and transit improvements. Even with mitigation, however, it was anticipated that the significant adverse effects at certain intersections and the cumulative impacts on certain transit lines resulting from delays at several Hayes Street intersections would continue to occur. Thus, these impacts were found to be significant and unavoidable, and a Statement of Overriding Considerations with findings was adopted as part of the Market and Octavia Plan approvals on May 30, 2008.

Trip Generation

Trip generation for the proposed project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco Planning Department.[11] The site is located in the City's Superdistrict 2 traffic analysis area. The proposed project's residential and retail uses are estimated to generate approximately 77 PM peak hour person-trips, of which 29 would be vehicle trips, 30 would be transit trips, 13 would be pedestrian, and 4 would be other means of transportation including bicycle. However, due to the project's location near major transit and bicycle routes, the number of vehicle trips would likely be less than these conservative estimates.

Traffic

As mentioned above, the FEIR anticipated significant impacts to traffic resulting from implementation of the Market and Octavia Plan. The FEIR noted that under 2025 Plan conditions, 12 of the study intersections would operate unsatisfactorily at LOS E or F, compared to 9 of the study intersections under 2025 without Plan conditions. The three intersections that would operate unsatisfactorily at LOS E or F are Hayes/Gough, Hayes/Franklin, and Laguna/Market/Harmann/Guerrero. The first intersection is two blocks from the project site, and the second intersection is three blocks from the project site. Despite those intersections' proximity to the project site, the project's contribution to traffic impacts on the intersections would not be cumulatively considerable from Plan implementation, as one-way streets and turn restrictions in the area limit access to those intersections from the project site. The third intersection is approximately 12 blocks from the project site. Given the distance and the traffic volume estimated to be generated by the proposed project, the project's contribution to traffic impacts on that intersection would also not be significant.

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[11] Kei Zushi, San Francisco Planning Department. *Transportation Calculations for 400 Grove Street*, July 12, 2012. These calculations are available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

The Market and Octavia Plan FEIR also concluded that proposed development of the Central Freeway parcels would not have a significant traffic impact on the studied intersections under cumulative conditions, noting that the development of the Central Freeway parcels would contribute one percent or less to the *total traffic volumes* at intersections in 2025 and would contribute a maximum of approximately eight percent to the *growth in traffic volumes*. Based on the above, the proposed project would not result in a significant traffic impact.

The estimated 29 new PM peak hour vehicle trips would travel through the intersections surrounding the project block, but would not substantially increase traffic volumes at these intersections. The proposed project could result in an increase in the average vehicle delay at these intersections, but the increase would not be substantial or noticeable, and the proposed project would not substantially change the existing levels of service at the intersections surrounding the project site.

Transit

The FEIR identified a significant and unavoidable impact from Plan implementation relating to the degradation of transit service as a result of increased delays at the following intersections: Hayes Street/Van Ness Avenue, Hayes Street/Franklin Street, and Hayes Street/Gough Street. Mitigation measures proposed in the FEIR to address these impacts included changes to street configurations and traffic patterns. Even with mitigation, however, impacts were found to be significant and unavoidable and a Statement of Overriding Considerations was adopted as part of the Market and Octavia Plan approvals.

Public transit serving the project site and within ¼ mile includes Muni bus routes 5, 16A, 16B, 21, 47, 49 and 90. Muni's historic street car F Line and Muni's Van Ness Station with access to the Muni Metro routes J, K, L, M, N, and T are slightly further away at approximately 1/3 mile and the Civic Center BART station with access to BART's regional rail lines is approximately 1/2 mile from the project site. The proposed project is estimated to add about 30 transit trips distributed among these lines in the PM peak hour. This increase would not be substantial in light of the existing transit capacity, thus no peculiar transit impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR (to be implemented by the San Francisco Municipal Transportation Agency [SFMTA]) are not applicable to the proposed project. With the development of Central Freeway parcels, the peak hour capacity utilization would not be substantially increased and the impact on Muni screenlines would be less than significant.

Access

There is only one existing driveway on the project site, which is approximately 16 feet in width and located along the south property line on Grove Street. As part of the proposed project, the existing driveway would be relocated further to the west along the south property line by approximately 25 feet

10 inches (as measured from the center line of the existing driveway and the centerline of the proposed garage entrance/exit driveway). The proposed garage entrance/exit driveway would be approximately 12 feet in width. The center line of the proposed driveway would be approximately 77.5 feet from the east property line on Gough Street. A proposed motorized roll-up garage door for the entrance/exit driveway would be recessed approximately 3 feet from the south property line on Grove Street. Given that the distance between the proposed driveway and the Gough/Grove intersection, approximately 77.5 feet, could accommodate up to three or four cars, and that the area in front of the recessed garage door, consisting of a 15-foot sidewalk and a 3-foot recess for the garage door, would provide sufficient room to accommodate one car, the proposed project would not result in a significant impact on pedestrian and vehicular movements on Grove Street or at the Grove/Gough intersection.

Pedestrian and Bicycle Conditions

The FEIR notes that the Market and Octavia Plan Area contains several key bicycle corridors, and that the generally flat terrain combined with major thoroughfares that traverse the Plan Area and the density and mix of uses in the Plan Area provide for easy bicycle travel. The FEIR also notes that the Plan Area contains several key pedestrian corridors, and the Market and Octavia Plan includes new pedestrian facilities and amenities. The FEIR identified no significant impacts related to bicycle and pedestrian conditions as a result of the Plan implementation.

Planning Code Section 155.5 requires a minimum of one bicycle parking space for every two units for a project with 50 or fewer units. The proposed project meets the above bicycle parking requirement, providing 33 dwelling units and 32 bicycle parking spaces in the proposed underground parking garage.

There are one bicycle route and one bicycle lane near the project site: route 20 (Class III) along Grove, Octavia, Laguna, and McAllister Streets and lane 20 (Class II) along Fulton Street. The proposed project would not cause a substantial amount of pedestrian and bicyclist/vehicle conflict, as there are adequate sidewalk and crosswalk widths in the project vicinity.

As mentioned above, there is one existing curb cut on Grove Street for vehicles turning into and out of the existing parking lot. This curb cut is proposed to be relocated to the west by approximately 25 feet 10 inches (as measured from the center line of the existing driveway and the centerline of the proposed garage entrance/exit driveway) as part of this project. The project site is subject to the Curb Cut Restrictions outlined in Section 155(r) of the Planning Code. Planning Code Section 155(r)(4) generally prohibits new curb cuts along street frontages identified along any Transit Preferential, Citywide Pedestrian Network or Neighborhood Commercial Streets as designated in the Transportation Element of the General Plan or official City bicycle routes or bicycle lanes, where an alternative frontage is available. The portion of Gough Street fronting the project site is designated as a Neighborhood Commercial Street. When a street has a one-way bicycle route or lane, the Curb Cut Restrictions apply to the right side of the street only, unless the officially adopted alignment is along the left side of the street. The portion of Grove Street fronting the project site is a two-way street not designated as a Transit Preferential, Citywide Pedestrian Network, or Neighborhood Commercial Street in the Transportation Element of the General Plan. The portion of Grove Street has an existing one-way (eastbound) bicycle route on the south side of the street, but does not have a bicycle route or lane on the north side. Therefore, the proposed (relocated) curb cut would be permitted along the project site frontage on Grove Street pursuant to the Curb Cut Restrictions.

Based on the above, the proposed project would not create a new significant conflict among pedestrians, bicyclists, and vehicles entering into and exiting the below-ground parking garage. While the proposed project would result in an increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle or pedestrian travel in the area.

Parking

The FEIR notes that parking shortfalls would occur in the Plan area as a result of the implementation of the Market and Octavia Plan, but parking shortfalls relative to parking demand, which may be an inconvenience to drivers, are not considered direct significant environmental or physical impacts in the urban context of San Francisco.

San Francisco does not consider parking supply as part of the permanent physical environment, and therefore does not consider changes in parking conditions to be environmental impacts as defined by CEQA. However, this report presents a parking analysis to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines § 15131(a). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by local public transit, including seven Muni bus routes (5, 16A, 16B, 21, 47, 49, and 90), the Muni's historic streetcar F Line, and six Muni Metro lines (J, K, L, M, N, and T). In addition, the Civic Center BART station with access to BART's regional rail lines is approximately 1/2 mile from the project site.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the FEIR transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably address potential secondary effects.

The proposed project would meet the parking requirements, by providing 17 off-street parking spaces including one city car share space in a below-ground parking garage for 33 dwelling units (approximately 0.5 spaces per unit). Because the project site is zoned NCT-3, no off-street parking spaces are required for this project under Section 151 of the Planning Code. Off-street parking is permitted up to 0.5 spaces per unit, permissible with Conditional Use authorization for up to 0.75 spaces per unit, and prohibited above 0.75 spaces per unit per Planning Code Section 151.1. In addition, per Code Section 151.1 one parking space per 1,500 sf of retail use is permitted. As a result, the proposed 17 parking spaces would comply with the parking space requirements in the Planning Code.

Based on the methodology presented in the 2002 Transportation Impacts Analysis Guidelines, on an average weekday, the demand for parking would be 54 spaces for both the residential and commercial uses in the project. Therefore, the parking proposed to be provided would be less than the parking demand generated by the new uses in the building. There is limited on-street parking capacity available near the project site along both Gough and Grove Streets. While the proposed off-street parking spaces would be less than the anticipated demand, the resulting parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

Loading

No loading space is proposed as part of this project. Section 152 of the Planning Code requires no loading spaces for residential uses less than 100,000 sf in area or retail use less than 10,000 sf in area. The proposed project would trigger neither of the above thresholds. Therefore, no loading spaces are required.

The proposed project would avoid the potential for impacts to adjacent roadways due to loading activities by limiting all long-term and construction loading/staging operations to the existing on-street parking area along Grove Street. Vehicles performing move in/move out activities would be able to obtain temporary parking permits for loading and unloading operations on Grove Street.

Garbage and Recycling Collection

Waste would be collected in trash rooms in the proposed below-ground garage, which are connected to trash chutes from the residential floors above. Garbage and recycling bins would be wheeled from the proposed below-ground garage to the street level on the appropriate garbage collection days and collected along Grove Street, near the proposed entrance/exit to the below-ground garage. After being collected, the garbage and recycling bins would be returned into the garage. The bins would not be left on the public street for any extended period.

In conclusion, no peculiar transportation impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR are not applicable to the proposed project.

Air Quality

Project Construction

The Market and Octavia Plan FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust and short-term construction exhaust emissions. Project-related demolition, excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. The FEIR identified a significant impact related to construction air quality and determined that Mitigation Measure 5.8.A – Construction Mitigation Measure for Particulate Emissions would reduce effects to a less-than-significant level. Subsequently, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008), with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work, in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures set forth by the San Francisco Building Code ensure that potential dust-related air quality impacts will be reduced to a less-than-significant level. Since the project would be required to comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality, and FEIR Mitigation Measure 5.8.A is no longer applicable to the proposed project.

The FEIR identified a significant impact related to short-term exhaust emissions from construction equipment and determined that *Mitigation Measure 5.8.B – Construction Mitigation Measure for Short-Term Exhaust Emissions* would reduce effects to a less-than-significant level. Since the proposed project includes construction activities, this mitigation measure would apply to the proposed project. The project sponsor has agreed to implement Project Mitigation Measure 2, below.

> *Project Mitigation Measure 2 – Short-Term Construction Exhaust Emissions (Mitigation Measure 5.8.B of the Market and Octavia Plan FEIR).* To reduce program or project level short-term exhaust emissions from construction equipment, the following mitigation measures shall be implemented for construction activities in the Project Area:
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> - Confine idle time of combustion engine construction equipment at construction sites to five minutes.
> - Maintain and properly tune construction equipment in accordance to manufacturer's specifications.
> - Use alternative fuel or electrical construction equipment at the project site when feasible.
> - Use the minimum practical engine size for construction equipment.
> - Equip gasoline-powered construction equipment with catalytic converters when feasible.

Project Operations

The proposed project would include: 1) removal of the existing 43-space surface parking lot and associated kiosk; and 2) construction of a 40,695-sf mixed-use building providing 33 dwelling units, approximately 2,000 sf of ground-floor retail space, and 17 off-street parking spaces in a below-ground parking garage. To assist lead agencies in determining whether a proposed project would result in potentially significant criteria air pollutant emissions, the BAAQMD, in its *CEQA Air Quality Guidelines* (May 2012), developed screening criteria for various types of land uses. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. The *CEQA Air Quality Guidelines* note that the screening levels are generally representative of new development on greenfield[12] sites without any form of mitigation measures taken into consideration. In addition, the screening criteria do not account for project design features, attributes, or local development requirements that could also result in lower emissions. For projects that are mixed-use, infill, and/or proximate to transit service and local services, emissions would be expected to be less than the greenfield-type project that the screening criteria are based upon.

The proposed project would be well below the criteria air pollutant screening sizes for residential and retail uses that are identified in the BAAQMD's *CEQA Air Quality Guidelines*.[13] Thus, quantification of criteria air pollutant emissions is not required, and the proposed project's operational activities would result in a less-than-significant criteria air pollutant impact.

In addition to criteria air pollutants, the toxic air contaminants (TACs) are also of concern when siting sensitive land uses, such as the proposed 33 residential units. Public health research consistently demonstrates that pollutant levels are significantly higher near freeways and busy roadways. Human health studies demonstrate that children living within 100 to 200 meters of freeways or busy roadways have poor lung function and more respiratory disease; both chronic and acute health effects may result from exposure to TACs.

The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks.[14] DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within a 150-meter (approximately 500-foot) radius of any boundary of a project site that experiences 100,000 vehicles per day. To this end, San Francisco added Article 38 of the San Francisco Health Code, approved November 25, 2008, which requires that, for new residential projects of 10 or more units located in proximity to high-traffic roadways, as mapped by DPH, an Air Quality Assessment be prepared to determine whether residents would be exposed to potentially unhealthful levels of $PM_{2.5}$. Through air quality modeling, an assessment is conducted to determine if the annual average concentration of $PM_{2.5}$ from the roadway sources would exceed a concentration of 0.2 micrograms per cubic meter ($\mu g/m^3$) (annual average).[15] If this standard is exceeded, the project sponsor must install a filtered air supply system, with high-efficiency filters, designed to remove at least 80 percent of ambient $PM_{2.5}$ from habitable areas of residential units.

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[12] A greenfield site refers to agricultural or forest land or an undeveloped site earmarked for commercial, residential, or industrial projects.

[13] The operational criteria air pollutant screening sizes for the Condo/townhouse, general use (451 dwelling units) and Strip mall use (99,000 sf) were used for the proposed project.

[14] San Francisco Department of Public Health (DPH). *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 6, 2008. Available online at: *http://www.sfdph.org/dph/files/EHSdocs/AirQuality/MitigateRoadAQLUConlicts.pdf*. Accessed October 11, 2012.

The project site, at 400 Grove Street, is located within the Potential Roadway Exposure Zone, as mapped by DPH. In consultation with DPH, an Air Quality Assessment was prepared.[16] Results of the assessment indicate that the project site exceeds a $PM_{2.5}$ concentration greater than 0.2 $\mu g/m^3$.[17] Thus, the proposed project would be required to install a filtered air supply system as required by Health Code Article 38. With this requirement, the project would result in a less-than-significant impact with respect to exposing sensitive receptors to substantial levels of $PM_{2.5}$ emissions.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Market and Octavia Plan FEIR related to air quality.

Wind

Wind impacts are directly related to building design and articulation and the surrounding site conditions. The Market and Octavia Plan FEIR identified a potentially significant impact related to new construction and determined that *Mitigation Measure 5.5.B1: Wind Mitigation Measure – Buildings in Excess of 85 feet in Height* and *Mitigation Measure 5.5.B2: Wind Mitigation Measure – All New Construction*[18] would reduce effects to less-than-significant levels. The proposed building is less than 85 feet in height, and therefore *Mitigation Measure 5.5.B1* would not apply to the project. *Mitigation Measure 5.5.B2* requires the application of design standards to all new buildings and alterations in order to minimize the ground-level wind currents from exceeding pedestrian comfort levels and ensuring they do not exceed the hazardous level. Since the mitigation measure applies to all new construction of buildings within the Plan Area, *Mitigation Measure 5.5.B2* applies to the proposed project. With implementation of this measure, impacts related to wind would be less than significant. The project sponsor has agreed to implement Mitigation Measure 3, below.

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[15] According to DPH, this threshold, or action level, of 0.2 $\mu g/m^3$ represents about 8 – 10 percent of the range of ambient $PM_{2.5}$ concentrations in San Francisco based on monitoring data, and is based on epidemiological research that indicates that such a concentration can result in an approximately 0.28 percent increase in non-injury mortality, or an increased mortality at a rate of approximately 20 "excess deaths" per year per one million population in San Francisco. "Excess deaths" (also referred to as premature mortality) refer to deaths that occur sooner than otherwise expected, absent the specific condition under evaluation; in this case, exposure to $PM_{2.5}$. (San Francisco Department of Public Health, Occupational and Environmental Health Section, Program on Health, Equity, and Sustainability, "Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review," May 6, 2008. Twenty excess deaths per million based on San Francisco's non-injury, non-homicide, non-suicide mortality rate of approximately 714 per 100,000. Although San Francisco's population is less than one million, the presentation of excess deaths is commonly given as a rate per million population.)

[16] Michael J. Harris, San Francisco Department of Public Health. *400 Grove St. Air Quality Assessment*, April 26, 2012. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[17] Michael J. Harris, San Francisco Department of Public Health. *400 Grove St. Air Quality Assessment*, April 26, 2012. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[18] Bill Wycko, Environmental Review Officer (ERO), San Francisco Planning Department. *Market and Octavia EIR Wind Impacts and Mitigation*, November 7, 2008. This document is available for review as part of Case File No. 2003.0347E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Project Mitigation Measure 3 – All New Construction (Mitigation Measure 5.5.B2 of the Market and Octavia Plan FEIR). The following standards for reduction of ground-level wind currents shall be applied to all new construction in the Project Area:

- New building and additions to existing buildings shall be shaped, or other wind baffling measures shall be adopted, so that the development will not cause year-round ground-level wind currents to exceed, more than 10 percent of the time between 7:00 AM and 6:00 PM, the comfort level of 11 mph equivalent wind speed in areas of pedestrian use and seven mph equivalent wind speed in public seating areas. When pre- existing ambient wind speeds exceed the comfort levels specified above, the building shall be designed to reduce the ambient wind speeds in efforts to meet the goals of this requirement.

- An exception to this requirement may be permitted, but only if and to the extent that the project sponsor demonstrates that the building or addition cannot be shaped or wind baffling measures cannot be adopted without unduly restricting the development potential of the building site in question.

- The exception may permit the building or addition to increase the time that the comfort level is exceeded, but only to the extent necessary to avoid undue restriction of the development potential of the site.

- Notwithstanding the above, no exception shall be allowed and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 mph for a single hour of the year.

- For the purpose of this Section, the term "equivalent wind speed" shall mean an hourly wind speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians.

A project-specific evaluation of the probable wind impacts of the proposed project was prepared for this project.[19] This evaluation found that the proposed structure would not be exposed to prevailing winds, except for the top floors of the structure, as the proposed structure would be sheltered by the existing surrounding buildings to the north, northwest, and west. Additionally, the overall alignment of the proposed structure, west-east with a courtyard between the buildings, would minimize the amount of prevailing winds intercepted by the structure. Furthermore, the structure's complex shape with no continuous, exposed building faces would help prevent wind from being redirected down to street level. The evaluation noted that based on consideration of the exposure, massing and orientation of the proposed project the project would not have the potential to cause significant changes to the wind environment in pedestrian areas adjacent or near the site. The evaluation also found that the rooftop open spaces and some interior spaces could become moderately windy for at least some wind directions, and recommended that these areas be landscaped to reduce wind and improve usability. Based on this expert opinion letter, the proposed project as designed complies with *Project Mitigation Measure 3* above and would not have the potential to result in significant wind impacts.

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[19] Donald Ballanti, Certified Consulting Meteorologist. *Wind/Comfort Impact Evaluation for the 400 Grove Street Project, San Francisco,* June 29, 2012. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Shadow

Section 295 of the Planning Code was adopted in response to Proposition K (passed November 1984). Planning Code Section 295 mandates that new structures above 40 feet in height that would cast additional shadows on properties under the jurisdiction of, or designated to be acquired by, the Recreation and Parks Department (RPD) can only be approved by the Planning Commission (based on recommendation from the Recreation and Parks Commission) if the shadow is determined to be insignificant or not adverse to the use of the park. No mitigation measures were included in the Market and Octavia Plan FEIR for parks and open space subject to Section 295, because no significant impacts were identified at the program or project level.

Since the proposed building is taller than 40 feet, a shadow fan analysis was required and prepared for this project pursuant to Section 295.[20] The shadow analysis found that shadows cast by the proposed project would not shade Section 295 Open Space and open space not subject to Section 295 such as the War Memorial Open Space and United Nations Plaza.

For parks and open space not subject to Section 295, the Market and Octavia Plan FEIR identified potential significant impacts related to all new construction where the building height would exceed 50 feet in height. *Mitigation Measure 5.5.A2: Shadow Mitigation Measure – Parks and Open Space not Subject to Section 295* was included, which requires that buildings over 50 feet in height be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site in question, to reduce substantial shadow impacts on public plazas and other publicly accessible spaces not subject to Section 295. The FEIR noted that implementation of this mitigation measure would reduce but may not eliminate potentially significant shadow impacts, and a Statement of Overriding Considerations was made concerning shadow impacts on the War Memorial Open Space and United Nations Plaza. Since the proposed building is taller than 50 feet, *Mitigation Measure 5.5.A2* would apply.

> *Project Mitigation Measure 4 – Shadow on Non-Section 295 Open Space (Mitigation Measure 5.5.A2 of the Market and Octavia Plan FEIR).* New buildings and additions to existing buildings in the Project Area where the building height exceeds 50 feet shall be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the project site, to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. The degree of shadow impact shall be determined by the amount of area shaded, the duration of the shadow, and the importance of sunlight to the type of open space being shaded.

With implementation of this mitigation measure, impacts related to shadow on Non-Section 295 Open Space would be less than significant. The project sponsor has agreed to implement Mitigation Measure 4.

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[20] Aaron Hollister, San Francisco Planning Department. *400 Grove Street Shadow Analysis*, March, 23, 2012. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

The proposed project would shade portions of nearby streets and sidewalks at times within the project vicinity. These new shadows would not exceed levels commonly expected in urban areas, and would be considered a less-than-significant effect under CEQA. The proposed building could cast shadow on nearby private property. Although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading as a result of the proposed project would not be considered a significant impact under CEQA.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Market and Octavia Plan FEIR related to shadow.

Geology and Soils

The Market and Octavia Plan FEIR identified a potential significant impact related to potential soil erosion during construction of new buildings on the vacant Central Freeway Parcels and public street and open space improvements and determined that Mitigation Measure 5.11.A: Construction Related Soils Mitigation Measure would reduce impacts to a less-than-significant level. Since the project would result in temporary exposure of the soil to wind and surface stormwater, Mitigation Measure 5.11.A: Construction Related Soils Mitigation Measure would apply to the proposed project. The implementation of this mitigation measure would reduce the impacts to a less-than-significant level. The project sponsor has agreed to implement Project Mitigation Measure 5, below.

> *Project Mitigation Measure 5 – Construction-related Soils (Mitigation Measure 5.11.A of the Market and Octavia Plan FEIR).* Best Management Practices (BMP) erosion control features shall be developed with the following objectives and basic strategy: protect disturbed areas through minimization and duration of exposure; control surface runoff and maintain low runoff velocities; trap sediment onsite; and minimize length and steepness of slopes.

A geotechnical investigation report has been prepared for the proposed project.[21] The geotechnical investigation report notes that the project site is blanketed with approximately 6 feet of fill overlying about 9 feet of medium dense to dense, sand with clay, which in turn is underlain by dense to medium dense sand to the depth of 20 feet, which is the maximum depth explored for the soil investigation. The fill is loose to medium dense sand, and consists of clayey sand with varying amounts of brick and glass fragments. According to the geotechnical investigation report, the site is suitable for support of the proposed improvements, and the foundations may consist of spread footings, a mat or drilled piers. The project sponsor has indicated that a 24" mat foundation would be utilized for this project.[22] The report includes recommendations regarding site preparation and grading, seismic design, foundations, retaining walls, slab-on-grade floors, and site drainage. The project sponsor has agreed to implement all applicable measures recommended in the geotechnical investigation report.

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[21] Earth Mechanics Consulting Engineers. *Report, Geotechnical Investigation, Planned Development at 400 Grove Street (Parcel H), San Francisco, California,* June 24, 2011. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[22] Craig N. Hamburg, DDG Partners, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department,* September 17, 2012. This email is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. Potential geologic hazards would be reduced during the permit review process through these measures. To ensure compliance with all *Building Code* provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed project, they will determine the adequacy of necessary engineering and design features. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. Therefore, potential damage to structures from geologic hazards on the project site would be reduced through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code.

Hazards and Hazardous Materials

The Market and Octavia Plan FEIR noted soils investigations and site assessments conducted as part of the Central Freeway Land Transfer project and the Octavia Boulevard project recommended the preparation of a Site Mitigation Plan (SMP) for future excavation projects in the vicinity of the parcels. The FEIR found that subsequent development occurring on the Central Freeway parcels could result in the transport, handling, use, and/or generation of hazardous materials on these parcels. The FEIR further noted that future development of these parcels would be subject to individual site assessments and compliance with relevant regulations administered by the Department of Public Health Site Assessment and Mitigation Program (DPH SAM). Based on the above, the FEIR concluded that impacts resulting from future development of the Central Freeway parcels would be less than significant.

A Phase I Environmental Site Assessment (ESA) for the project site has been submitted.[23] Based on the Phase I ESA, a Work Plan has been approved by DPH to perform an environmental site characterization investigation at the project site.[24] The primary objective of the investigation is to identify and evaluate potential contaminated soil by analyzing soil samples collected at the project site. Depending on the findings of the analysis of soil samples to be conducted, a SMP may be required by DPH SAM to address the testing and management of contaminated soils, contingency response actions, worker health and safety, dust control plan, storm water related items, and noise control.

> *Project Mitigation Measure 6 – Site Mitigation Plan.*
> The Work Plan shall be implemented and an investigation report submitted to DPH SAM. Depending on the findings of the analysis of soil samples to be conducted, a SMP may be required by DPH SAM to address the testing and management of contaminated soils, contingency response actions, worker

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[23] Treadwell & Rollo. *Phase I Environmental Site Assessment, Parcel H, Gough and Grove Streets, San Francisco, California*, December 7, 2010. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[24] Treadwell & Rollo. *Project 731594901, Revised Work Plan, 400 Grove Street, San Francisco, California, SMED 882*, July 2, 2012. This document is available for review as part of Case File No. 2012.0083E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

health and safety, dust control plan, storm water related items, and noise control. If required, the SMP would be monitored under the supervision of DPH SAM. The SMP shall address:

- Proposed vertical and lateral extent of excavation;
- Proposed building locations and configurations;
- Management options for contaminated soils;
- Identification of the proposed soil transporter and disposal locations;
- Collection of confirmation samples in the excavation area following excavation. The approximate number and proposed locations for sampling;
- If confirmation samples exceed State ESL or other criteria established by DPH SAM, additional excavation may be needed and additional confirmation samples should be collected and analyzed;
- Soil samples should be analyzed for the appropriate TPH ranges and metals;
- Dust control plan and measures per San Francisco Health Code Article 22B;
- Contingency Plan that describes the procedures for controlling, containing, remediating, testing and disposing of any unexpected contaminated soil, water, or other material;
- Site specific Health and Safety Plan;
- Storm Water Control and Noise Control protocols as applicable;
- A provision stating that should an underground storage tank be encountered, it shall be removed under permit with DPH Hazardous Materials Unified Program Agency (HMUPA) and the San Francisco Fire Department; and
- Submittal of a final project report.

The SMP shall be submitted for review and approval by DPH prior to the commencement of any excavation work. A four- to six-week lead time is recommended for review of the SMP. The Health and Safety Plan may be submitted two weeks prior to beginning construction work.

Project Mitigation Measure 7 (*Mitigation Measure 5.10.A: Hazardous Materials Mitigation Measure* from the Market and Octavia Plan FEIR) would apply to the proposed project.

Project Mitigation Measure 7 – Dust Control Plan (Mitigation Measure 5.10.A of the Market and Octavia FEIR).

- Airborne particulates shall be minimized by wetting exposed soils, as appropriate, containing runoff, and tarping over-night and weekends;
- Storage stockpiles shall be minimized, where practical, and properly labeled and secured;
- Vehicle speeds across unpaved areas shall not exceed 15 mph to reduce dust emissions;
- Activities shall be conducted so as not to track contaminants beyond the regulated area;
- Misting, fogging, or periodic dampening shall be utilized to minimize fugitive dust, as appropriate; and
- Contaminants and regulated areas shall be properly maintained.

In addition, the project would comply with San Francisco Health Code Article 22, which provides for safe handling of hazardous wastes in the City. It authorizes DPH to implement the state hazardous waste regulations, including authority to conduct inspections and document compliance. The project sponsor has agreed to implement Project Mitigation Measures 6 and 7. Compliance with hazardous materials regulations and Project Mitigation Measures 6 and 7, potential impacts of the proposed project related to exposure of hazardous materials would be less-than-significant.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on June 27, 2012, to owners and occupants of properties within 300 feet of the project site, and to other potentially interested parties. A copy of the above notice was also mailed on August 3, 2012, to those listed on the "Neighborhood List for Area-Citywide," to whom the June 27, 2012 notification was inadvertently not mailed.

The Planning Department received several comments in response to the notice. All of these comments addressed concerns that the proposed project would reduce the amount of sunlight and air circulation enjoyed by the existing multi-family residential building at 525 Gough Street (immediately to the north of the project site). The project sponsor has met with those who submitted comments and addressed their concerns by redesigning the project along the north property line of the project site. The comments submitted are considered non-CEQA-related comments because reduction in the accessibility to air and light on a parcel resulting from development on an adjacent parcel, which complies with all applicable zoning and building codes, is not considered a physical environment impact under CEQA. Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment beyond the impacts identified, and mitigated as feasible, in the FEIR. No significant, adverse environmental impacts from issues of concern have been identified.

Conclusion

The Market and Octavia Plan FEIR incorporated and adequately addressed all potential significant impacts of the proposed project at Parcel H. As described above, the Parcel H project would not have any additional or peculiar significant adverse effects not examined in the Market and Octavia Plan FEIR, nor has any new or additional information come to light that would alter the conclusions of the FEIR. Thus, the proposed project at Parcel H would not have any new significant or peculiar effects on the environment not previously identified in the Market and Octavia Plan FEIR, nor would any environmental impacts be substantially greater than described in the FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code (CEQA).

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 919 Church ST	BLOCK/LOT(S) 3619/048

CASE NO. 2012.1474E	PERMIT NO. 2012.12.21.6781	PLANS DATED

☐ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner).

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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DOCUMENTS DEPT

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

11/30/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☐ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: [illegible]

☐ Project does not conform to the scopes of work: GO TO STEP 5

☐ Project involves 4 or more work descriptions: GO TO STEP 5

☐ Project involves less than 4 work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______________________________

Jbt 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: ________________

** Attach Historic Resource Evaluation Report*

b. Other, please specify: See attached PTR Form date 1/15/2013

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 dbt
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:
(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature ____________
Date 1-28-2013

Print Name Tina Tam

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	1/22/2013	**Date of Form Completion**	1/15/2013

PROJECT INFORMATION:

Planner:	Address:	
Doug Vu	919 Church Street	
Block/Lot:	Cross Streets:	
3619/048	21st & 22nd Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2012.1221.6781

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/28/2012

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

There is no permit history regarding when the top story was built out and when the garage was added.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

- The original 842 sq. ft. Queen Anne cottage located in Noe Valley was constructed in 1912 (per Spring Valley Water Co.) by an unknown architect and/or builder for the original owner, Edward O' Day.
- The top floor was built out to include 2 bedrooms and 1 bath at an unknown date that increased the living area to 1,446 sq. ft. The garage was also added at an unknown date, and an interior bath remodel was completed in 1994.
- The original trim, windows, and doors remain intact, but the original wood siding at the primary façade has been replaced with stucco in addition to artificial stone veneer at the garage/basement level.
- The subject property does not represent the work of a master, does not possess high artistic values, and is not located within a designated or potential historic district. It is not eligible as an individual resource or as a contributing resource to a district under Criterion 3.
- Information provided in the Supplemental Form and further research regarding the owners and occupants of the subject property did not reveal any associations with significant events or persons related to the history of San Francisco or the nation. Therefore, the property does not appear eligible under Criteria 1 or 2.
- The subject property is not a historical resource and should be re-classified to C status.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-28-2013

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS
690 Ulloa ST

BLOCK/LOT(S)
2984/006

CASE NO.
2012.1499E

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

11
1
/29/13

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP
12/28/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☒ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

* Attach Historic Resource Evaluation Report

b. Other, please specify: per HRER dated 1/29/13

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

Date 1/29/2013

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date	January 29, 2013
Case No.:	**2012.1499E**
Project Address:	**690 Ulloa Street**
Zoning:	RH-1(D) (Residential, House, One-Family, Detached) Zoning District 40-X Height and Bulk District
Block/Lot:	2984/006
Staff Contact:	Allison Vanderslice (Preservation Planner) (415) 575-9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Built in 1925, the subject building at 690 Ulloa Street was constructed in the Claremont Court neighborhood of the West of Twin Peaks area by the Lang Reality Company. 690 Ulloa Street is a freestanding, one-story-over-basement, single-family, wood-frame residence. This Spanish Eclectic style building is irregular in plan, stucco-clad, topped with a flat roof with a red ceramic tile pent parapet, and features projecting false wood beams. All original fenestration has been replaced, primarily with vinyl-sash windows, and some window openings have been modified.

The subject property is located on an irregular-shaped, 4,761 square foot lot at the northeast corner of Ulloa Street and Dorchester Way. The property is located within RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state, or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1925).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The subject building at 690 Ulloa Street was constructed in 1925 in a residential subdivision historically known as Claremont Court by developer/builder Lang Reality. Today, this area is in the West of Twin Peaks neighborhood, situated between St. Francis Wood to the south, Forest Hill to the northwest, Forest Hill Extension/Laguna Honda to the northeast, and West Portal neighborhood to the west. This area is considered either part of West Portal or Forest Hill Extension. The immediate area along Ulloa Street consists largely of one- and two-story single-family residences constructed between 1919 and 1925. The immediate subject block and block face contain a range of single-family residential buildings from small, one-story-over-garage homes on smaller lots to more imposing two-story-over-basement single-family residences on a variety of lot sizes. The neighborhood contains a collection of free-standing residences in a mix styles, including Craftsman, English Cottage, Mission Revival and Mediterranean Revival architectural styles. The subject property is located within a network of curving streets that is typical of this area.

This land was originally owned by former San Francisco mayor, Adolph Sutro, and was part of Sutro's Forest. After Sutro's death and an arduous legal battle, the Residential Development Company (RDC) purchased the 12,000 acre property in 1912 and began construction of Forest Hill, St. Francis Wood, and Claremont Court, which includes the subject parcel. These neighborhoods were race-restricted residential parks for middle- and upper-income buyers. With the development of the West of Twin Peaks area, the RDC sought to attract residents interested in the new planned subdivisions that were under construction in the Peninsula and the East Bay. They planned the development to implement the ideas of the current City Beautiful planning movement, which called for the incorporation of the natural landscape into residential developments and helped to transition city planning trends from tightly packed rowhouses on rectangular blocks to single-family homes on large lots, with winding, tree-lined streets that respected the contours of the land.

Claremont Court was first subdivided by Alfred Meyerstein in 1914 and was located between Portola Drive to the south, Ulloa Street to the north, Claremont Boulevard to the west, and Waithman Way to the east.[1] Meyerstein envisioned Claremont Court as an upper-class residential park, similar to St. Francis and Forest Hill. By 1916, home construction had begun in the Court and the neighborhood was advertised as a high-end, residential park featuring large lots and homes were setback 30 feet from the street.[2] However, construction within the subdivision was scattered and sporadic over the next decade. Unlike adjacent planned residential park developments, the development of Claremont Court was handled by several firms and, consequently, lacks the cohesion of several of the surrounding neighborhoods. By the late 1910s, influential developer Frederick Nelson was offering lots in Claremont Court, while also developing the West Portal Residential Park to the west.[3] By 1920, Lang Reality Company was the exclusive selling agent for Claremont Court.[4]

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[1] Richard Brandi, *San Francisco's West Portal Neighborhood* (San Francisco: Arcadia Publishing), 2005: 104.

[2] *San Francisco Chronicle*, March 4, 1916, p. 9.

[3] Brandi, *San Francisco's West Portal Neighborhood*, 101.

[4] *San Francisco Chronicle*, October 30, 1920, p. 18.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register significance criteria, Department staff finds that the subject property at 690 Ulloa Street is not individually eligible for inclusion in the California Register nor is it eligible as a contributing resource to a potential historic district.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ N Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information submitted in Supplemental Information Form for Historic Resource Evaluation for the subject property completed by Tim Kelley Consulting (dated June 2012) and Department records, 690 Ulloa Street is not eligible for inclusion in the California Register under Criterion 1 (Events). The subject property was constructed in the mid-1920s, more than a decade after the initial subdivision of the Claremont Court neighborhood. Furthermore, the Claremont Court neighborhood is one of several neighborhoods associated with the opening of the West Portal of the Twin Peaks Tunnel and is associated with the general expansion of residential development on the property formally owned by Adolph Sutro. This neighborhood is part of the general westward expansion of San Francisco's residential neighborhoods along transit corridors and does not rise to the level of an event that has made a significant contribution to local history either individually or as part of a district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information submitted in Supplemental Information Form for Historic Resource Evaluation for the subject property, the Lang Reality Company designed and constructed the subject property for Mitchell and Mary Bailey in 1925. Mitchell Bailey was a salesman. The Bailey family lived in the home until 1939, when it was sold to Frank and Gloria Fontes. From 1939 to 1964, the property was a rental investment property. No persons of known historical significance appear to have been associated with the subject building; therefore, 690 Ulloa Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the Supplemental Information Form for Historic Resource Evaluation for the subject property, Planning Department records, and research by Department staff, 690 Ulloa Street is not individually eligible for listing in the California Register under Criterion 3 (Architecture) nor is it eligible for inclusion in the California Register as a contributing resource to a potential historic district.

690 Ulloa Street is a one-story-over basement, wood-frame, single-family residence constructed in the Spanish Eclectic architectural style by Lang Reality. The subject property features a flat roof with a red clay tiled parapet, stucco exterior, and projecting false wood beams. The original fenestration has been replaced, primarily with vinyl-sash windows. Overall, the subject property is not a distinguished example of the Spanish Eclectic style.

The builder of the property was Lang Reality, a prolific developer and construction company in the West of Twin Peaks area during the 1920s. Harold G. Stoner was the senior architect for the firm at this time. More significant examples of the firm's residential park developments with Spanish Eclectic and other Period Revival homes can be found at Forest Hill and Balbo Terrace.[5]

690 Ulloa Street is located within a subdivision historically known as Claremont Court. Unlikely the surrounding residential parks, which feature a distinctive plan and cohesive styles, this neighborhood contains a variety styles and is the product of several waves of development by different developers. Therefore, the subject block does not appear to contribute to a potential historic district and the subject property does not contribute to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 690 Ulloa Street is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

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[5] Jacqueline Proctor and Joyce Hendrickson, *Bay Area Beauty: The Artistry of Harold G. Stoner, Architect,* (San Francisco: Jacqueline Proctor) 2010.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 690 Ulloa Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 690 Ulloa Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-Contributor to an eligible Historic District

☒ No Historical Resource Present

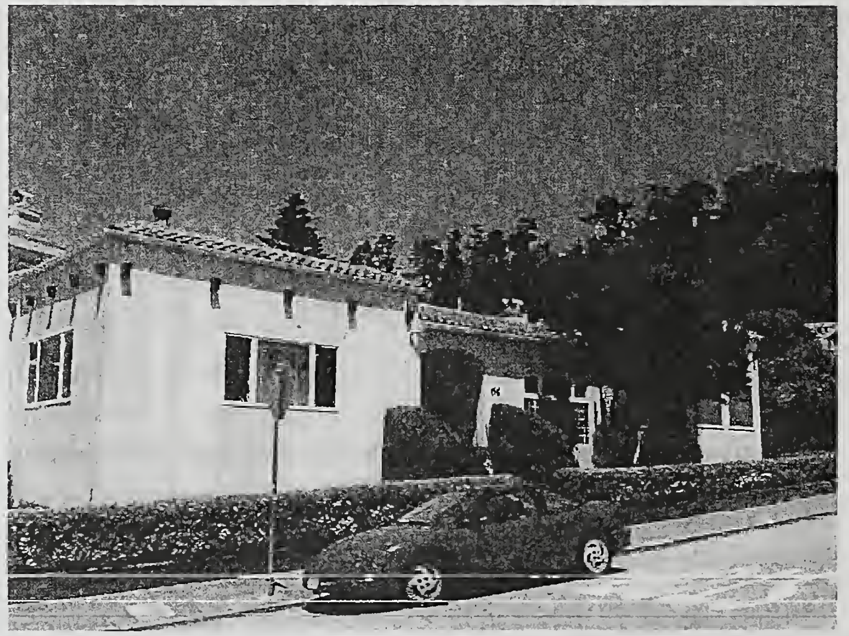
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 1-31-2013

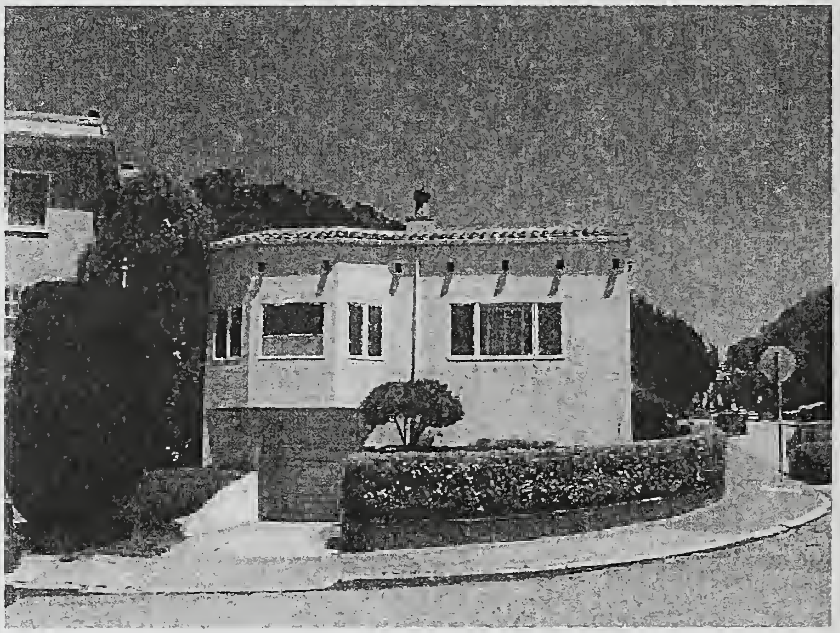
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd

IMAGE



690 Ulloa Street



Secondary façade of 690 Ulloa Street

Source: Tim Kelley Consulting, 2012.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 2411 Green St.

BLOCK/LOT(S):

CASE NO.: 2012.0560E

PERMIT NO.:

PLANS DATED:

☑ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

F
11
1
29/13

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 _______

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☑ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

SKC 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

SKC 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

SKC 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: See HRER Memo Case No. 2012.0560E

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 SKC
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:
(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application*. ______

☑ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature ______ Date 1/29/13

Shelley Caltagirone
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Date	January 14, 2013
Case No.:	**2012.0560E**
Project Address:	**2411 Green Street**
Zoning:	RH-1 (Residential, House, Single-Family) Zoning District 40-X Height and Bulk District
Block/Lot:	0560/030
Staff Contact:	Shelley Caltagirone, Preservation Planner (415) 558-6625 shelley.caltagirone@sfgov.org
Date Reviewed:	January 4, 2013 (Part 1 & 2)

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the south side of Green Street between Pierce and Scott Streets in the Pacific Heights neighborhood. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed in 1925 and designed by Henry H. Gutterson in the Tudor Revival style. The building is a two-story-over-raised-basement, wood-frame, single-family residence clad in smooth stucco with half-timber details. The building has a concrete foundation, an L-shaped plan, and is capped by a steeply-pitched cross-gabled, slate tiled roof. A detached garage/guest unit is located at the north (front) end of the parcel and the primary building is set at the rear of the lot. Please refer to the Page & Turnbull Historic Resource Evaluation (HRE) report (p. 5-11) for further details.

Pre-Existing Historic Rating / Survey

The subject property is included on the 1976 Planning Department Architectural Survey. It is not listed on any other local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1925).

Neighborhood Context and Description

The Pacific Heights neighborhood was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s, the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views made this area one of the most prestigious enclaves in San Francisco. By 1900, the area was well known as the City's most fashionable neighborhood. This notoriety attracted many of the City's best architects and the City's most affluent residents. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians. The Stock Market Crash of 1929 halted almost all development in the neighborhood. During World War II, housing shortages resulted in the conversion of many buildings in the area to boarding houses or multi-family residences. When building activity returned in the 1950s, some of the older homes in the area were demolished to make way for new development. The neighborhood exhibits a fairly high number of modern infill buildings among the predominately early 20th century building stock.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1925	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the Page & Turnbull HRE report (April 4, 2012) and supplemental memorandum (November 13, 2012), staff finds that the subject building is eligible for inclusion on the California Register as an individual resource under Criterion 3 (Architecture).

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of buildings. The property conveys the contextual significance the early 20th century residential development of Pacific Heights, but it is not appear to have been influential in this period of development. Therefore, the building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
The subject property is not associated with any prominent figures in San Francisco's past. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The Department concurs with Page & Turnbull's finding that the subject property is significant as the work of a master architect and for its high artistic value. The residence is an excellent example of Gutterson's Tudor Revival work and it was designed at the peak of his career. Moreover, the building exhibits a uniquely high level of artistic value and detail that is significant in its own right. The period of significance for the property is the construction date of 1925. Therefore, the property appears individually eligible for listing on the California Register under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The property retains a high degree of historic integrity having undergone no notable alterations and retaining a largely unchanged residential context.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the property are the following:

- Asymmetrical two-story massing of the building footprint;
- Location of main residence at the rear of the parcel with detached garage/guest unit at north end of property;
- Vertical emphasis of the building and its fenestration;
- Overhanging, projecting, or cantilevered elements that five the building an accretive quality;
- Steeply pitched slate tile roofs;

- Smoot stucco cladding;
- Dark wood features found on the exterior and interior that are either ornamental or structural in nature;
- Multi-light, casement wood-sash windows, sometimes grouped and/or arched;
- Stepped concrete garden wall with beveled top on Green Street; and,
- Lush garden setting with mature plantings.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 1-18-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

PART II: PROJECT EVALUATION

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: March 15, 2012

Project Description

The proposed project is to construct a second-story bathroom addition on the north façade of the main residence. The north wall of the addition would align with the north wall of the first story below. The addition will feature smooth stucco cladding, a pair of casement wood-sash windows with leaded glass, a rectangular attic vent, and a gabled roof with slate tiles. The project would also reconstruct the shed roof at the first story, salvaging and reinstalling the extant slate tiles.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project meets the Secretary of the Interior Standards and, therefore, will not cause a significant adverse impact to the historic resource as proposed. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards are reviewed below. As staff concurs with Page & Turnbull's determination that the project meets the Standards, their analysis is inserted verbatim below:

Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2411 Green Street has been consistently used as a single-family residence since its construction in 1925. The proposed project will retain the property's residential use.

Standard 2: *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
As proposed, the project will retain the historic character of 2411 Green Street. It will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the exterior of the property. The proposed project includes a second-story addition that will preserve the building's asymmetrical massing and vertical emphasis. Though the addition will be visible from the street, it will be partially concealed behind the garage/guest unit ancillary structure and foliage on the property. The distance and general spatial relationship between the main residence and the street will be maintained, as the addition will not extend past the existing first-story wall plane. Likewise, the distance and general spatial relationship between the main residence and the garage/guest unit will be maintained. Since the addition will be inserted at a location that is currently a blank wall, no character-defining features or materials will be altered. Moreover, the rectangular opening made in the existing wall will not extend the full width of the addition, thus removing a minimal amount of original material. The shed roof over the first story will be reconstructed, consequently retaining a semblance of the accreted stepping of façades, and the slate roof tiles will be salvaged and re-used. Therefore, the building's form, footprint, cladding, and architectural details will not be altered

Standard 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*
The proposed project will not create a false sense of history nor will it add conjectural features to the exterior of the building. The addition will employ compatible, yet differentiated features and materials.

Standard 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*
2411 Green Street does not feature alterations which have acquired significance in their own right. Exterior alterations to the building include some structural work in select locations to resolve fungus and

termite damage in 1993 and the patching of one window and enlargement of another at the second story of the east façade in 2008. None of these alterations are considered historically significant.

Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques on the exterior of 2411 Green Street, namely the smooth stucco cladding, dark wood details, multi-light casement wood-sash windows, and steep slate tile roofs. The addition will be inserted into what is currently a blank wall. The shed roof over the first story will be reconstructed around the addition, and the slate tiles will be salvaged and re-used.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
The proposed project includes new construction and does not entail the repair of deteriorated historic features.

Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
The proposed project does not entail the cleaning or repair of historic materials. Chemical or physical treatments are not included in the scope of work.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
The proposed project includes the construction of a bathroom addition at the second floor of the north façade. This necessitates the partial removal of the first floor shed roof, which will be reconstructed, and the slate roof tiles will be salvaged and reinstalled. As described previously, it will not destroy historic materials, features, or spatial relationships that characterize the property and the building's overall integrity will be maintained. The second-story addition will have a smooth stucco finish and gabled roof with slate tiles and a slope that are consistent with the rest of the building. The details of the addition will be differentiated from, yet compatible with, the historic details. These new details include a pair of rectangular casement windows which will each contain 12 lights in a 2 x 6 pattern that will be unique to the building, as well as a rectangular gable-end vent that is consistent with other vertical elements of the building. The form of the gable will be simplified from the original, and will not include the convex stucco brackets that recur throughout the property at the ends of eaves. Furthermore, the addition will be centered on the second-story gabled wall but will be off-center above the first-story shed roof, thereby maintaining the asymmetry of the overall massing.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

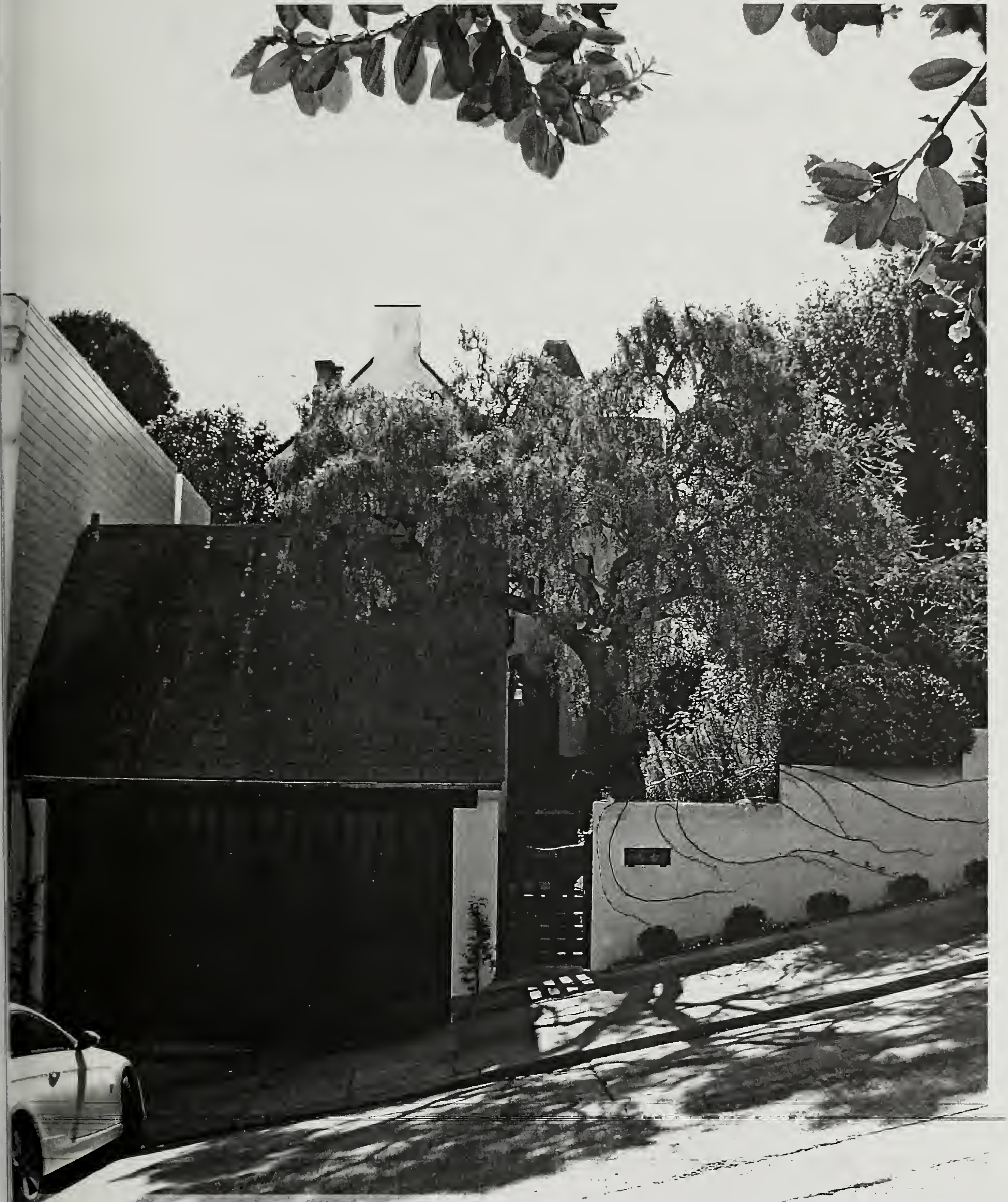
The proposed project includes the construction of a bathroom addition at the second floor of the north façade. The design is additive in nature and new work will be constructed such that it could be removed in the future without impairing the essential form and integrity of the residence.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Date: 1-18-2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



1. VIEW OF SUBJECT PROPERTY, LOOKING SOUTH

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS ~~1463~~ 3521 Clement ST	BLOCK/LOT(S) 1463/030

CASE NO. 2012.1152E	PERMIT NO.	PLANS DATED

☑ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

9/13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP 09/06/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☑ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☑ Project is **not** listed: [illegible]

☐ Project **does not** conform to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

*dst 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

** Attach Historic Resource Evaluation Report*

b. Other, please specify: Per HRER dated 1/25/2013

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application*. ______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

Date 1/29/2013

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
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San Francisco,
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Planning
Information:
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Date	January 25, 2013
Case No.:	**2012.1152E**
Project Address:	**3521 Clement Street**
Zoning:	RH-1(D), 40-X Height and Bulk District
Block/Lot:	1468/030
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject parcel is located on the south side of Clement Street, directly south of Lincoln Park, between 36th and 38th Avenues in the Outer Richmond neighborhood. The property is located within a RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District.

3521 Clement Street is a detached, one-story, single family home with a roughly rectangular plan, topped with a flat roof featuring projecting eaves. The house is setback and above the street with a brick retaining wall/planter along the sidewalk. Constructed in 1950, this home was designed by local architect Charles Oliver Clausen. The home is clad with painted horizontal and vertical wood board siding. The main entrance is recessed on the northeast side of the building. A garage stands at the rear of the lot and is accessed off an alley. A breezeway connects the garage and the house.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1950).

Neighborhood Context and Description

The subject parcel is within a residential district comprised primarily of detached, single family residences, just south of Lincoln Park, in the Outer Richmond Neighborhood. Originally on land owned by Adolph Sutro, the S. A. Borne Building Company constructed a group of homes along Shore View Avenue, to the south, and promoted the area as the Lincoln Manor Residence Park during the 1910s and 1920s, based on listings in *Western Engineering*. Based on Assessor Records, the subject block and the surrounding neighborhood were almost entirely built out during the 1910s and 1920s, with some scattered development during the 1950s and 1960s. The subject block is characterized by two-story, Period Revival style residences that date from 1910 to the mid-1920s. While there are scattered collections of residences built during the 1950s in nearby blocks, the subject property is not near one of these groups nor does it appear to be the same type and style. Therefore, the subject property does not contributor to a potential historic district.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the *Supplemental Information Form for Historic Resource Determination* (Supplemental form) for the subject property, and the information found in Planning Department's records, Department staff finds that the subject building is not individually eligible for inclusion on the California Register and does not contribute to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in 1950, the subject property is not associated with events significant in the history of the Outer Richmond or San Francisco generally. Based on a review of Department records, the subject property is not associated with the original establishment of the neighborhood, which occurred in the early 20th century. Therefore, Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
According to the research presented in the Supplemental form, no persons that are significant in the local, regional or national past are associated with the subject property. The original owner of the building was Matthew L. and Marian L. Medlin, who remained at the property until 1954. According to city directory research included in the Supplemental form, Matthew worked as a clerk for a railway mail service. John F. and Carolyn Winburn resided at the property from 1954 to 2000. According to city directory research included in the Supplemental form, John worked as a textile broker and manufactures agent. No indication was found that either owner was a significant figure in the neighborhood or in San Francisco generally. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The architect for the subject property was Charles Oliver Clausen. Clausen was a prolific San Francisco architect who started working in the Bay Area in 1904. A review of Clausen's known work indicates that he favored revival styles early in his career, transitioning to Beaux Arts styles for the design of grand apartment buildings in the 1910s and 20s, produced several buildings in the Streamline Modern style in the 1930s, and re-engaging with Italian Renaissance styles for the design of several single-family houses in St. Francis Wood and Sea Cliff during the late 1930s and 1940s. Clausen is primarily known for his early commissions of grand apartment buildings as well as his theater and residential designs while partnering with F. Frederick Amandes.[1]

In 1932, Clausen designed the sales and office building for developer Henry Doelger. Henry Doelger Builder Inc. was an extraordinarily influential and productive building firm that led the large-scale development of the emerging Sunset District neighborhood. Clausen had previously worked with Doelger on the design of single-family houses in the Sunset District and was one of the few outside consulting architects to work with Sunset District builders of that era. The Doelger Building is one of a handful of buildings Clausen is known to have designed in a Modern style, and is without question the most significant example of Clausen's Modern style work. Therefore, the subject property does not appear to be associated with the earlier and more significant portion of Clausen's career nor does it appear to be a significant example of his work. While the area was originally developed and promoted by the locally influential S. A. Born Building Company during the 1910s and 1920s, there is no indication that the subject property has any association with this company.

Constructed in 1950, this single-family home does not appear to be a significant example of a type, period, region, or method of construction. While the subject property appears to have undergone limited exterior alterations, the building is fairly unassuming and does not stand out in comparison to other examples of this period in the City.[2]

Lastly, the building does not contribute to a grouping of similar buildings. As outlined above, the area was primarily developed during the 1910s and 1920s, and the surrounding neighborhood consists of primarily two-story, Period Revival style buildings. Constructed in 1950, this one-story building at 3521 Clement Street would not contribute to a potential historic district in the area. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource or as a contributor to a historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

---

[1] *Draft Landmark Designation Report, Doelger Building, 320-326 Judah Street.* San Francisco Planning Department, October 3, 2012: 2-3.

[2] See *San Francisco Modern Architecture and Landscape Design: 1935 – 1970 Historic Context Statement,* prepared by Mary Brown, San Francisco Planning Department: ohp.parks.ca.gov/pages/1054/files/sfmod.pdf.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 3521 Clement Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 3521 Clement Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

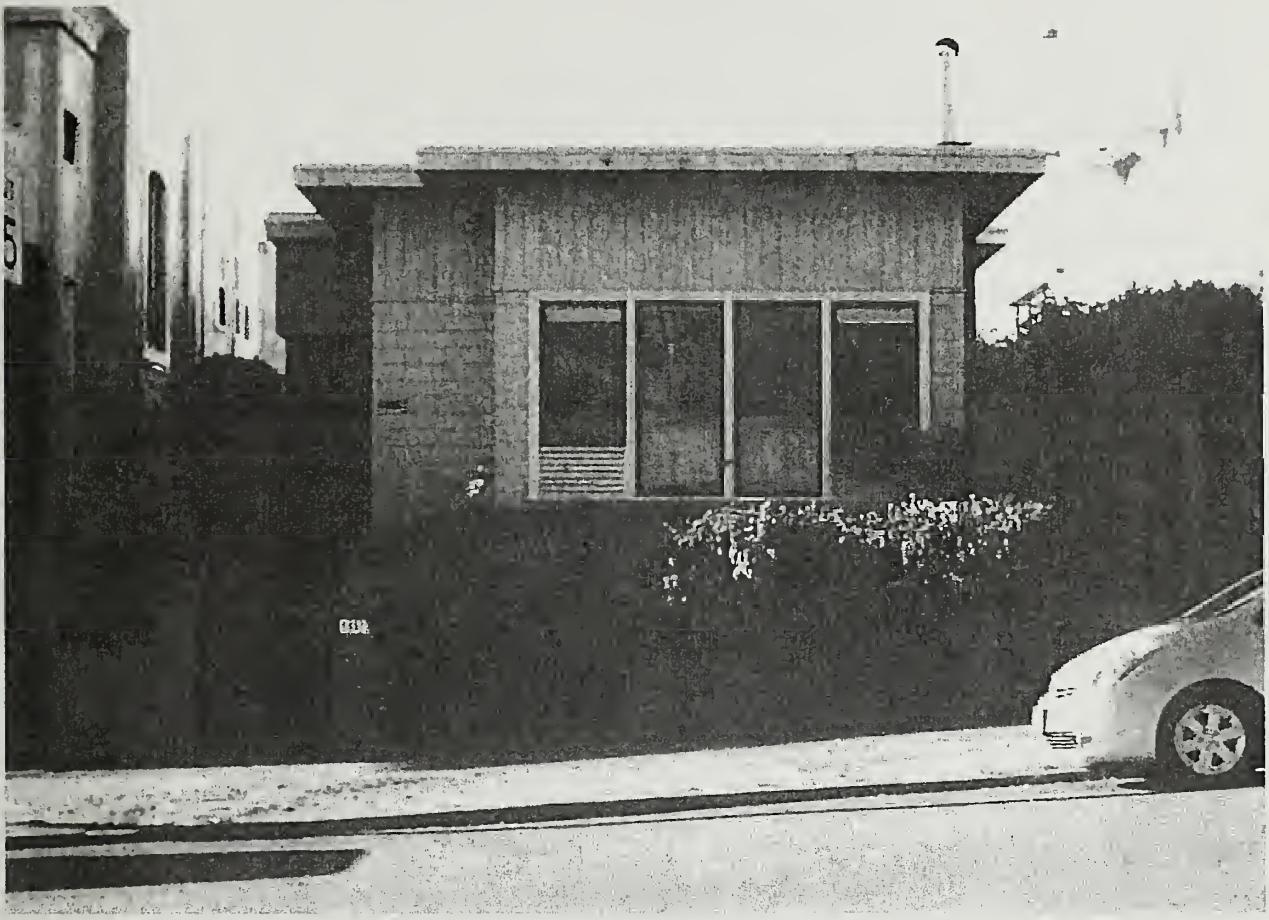
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 1-29-2013

Tina Tam, *Senior Preservation Planner*

IMAGE



Source: Joseph Pirrone, 2012.

SAN FRANCISCO
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CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
3150 Jackson St.	0974 /008

CASE NO.	PERMIT NO.	PLANS DATED
2012.0960E / 2012.0803V	2012.0725.5775	12/31/12

☑ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 ______

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☑ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

SAC 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

SAC 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

SAC 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

SAC 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

SAC 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

SAC 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

SAC 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ________

* ____ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ________

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ________

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ________
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 SAC
Preservation Planner Initiels

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ________

☑ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Shelly Catt
Planner's Signature

Date 2/1/13

S. Caltagirone
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 2647 Pierce St.

BLOCK/LOT(S): 0561/003

CASE NO.: 2012.0887E

PERMIT NO.:

PLANS DATED: 1.30.13

☑ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 STC

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☑ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:**

~~GO TO STEP 5~~

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 3 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

SAC 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

SAC 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

SAC 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: cladding replacement

* ____ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

** Attach Historic Resource Evaluation Report*

b. Other, please specify:

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ____

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 SAC

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ____

☑ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Shelley Calt
Planner's Signature

2/1/13
Date

Shelley Caltagirone
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 229 Jersey St

BLOCK/LOT(S): 6537/041

CASE NO. 2012.1536

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

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STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

Screened in GIS no EE issues. Need to confirm excavation depth

NOTE:
Project Planner must initial box below before proceeding to Step 3.

per Joel Quegal's email the excavation is less than 8'. 12/14/1

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP
12/17/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☑ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

AV 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: see attached HRER Part II dated 2/12/2013

* _______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: _______

** Attach Historic Resource Evaluation Report*

b. Other, please specify: _______

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison V
Planner's Signature

2/12/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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From:
Sent:
To:
Cc:
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Regar

Josh M

From: mrfrancophile@gmail.com on behalf of Joshua Mogal <josh@ecohistorical.com>
Sent: Friday, December 14, 2012 11:48 AM
To: Pereira, Monica
Cc: Geoff Gibson
Subject: 229 Jersey St. depth of excavation

Monica,

Per our conversation, I wanted to clarify the anticipated depth of excavation for the project. The current home has a 6'1" clear lower level, so we'll have just about 3' of excavation under the existing footprint of the home and perhaps 5' to 7' under the rear grade where the rear addition will be built.

We are not anticipating any excavation over 8' as part of this project.

Regards,

Josh Mogal

OF THE CITY A

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	February 12, 2013
Case No.:	**2012.1536E**
Project Address:	**229 Jersey Street**
Zoning:	RH-2 (Residential, House, Two Family, Dwelling) Zoning District 40-X Height and Bulk District
Block/Lot:	6537/041
Preservation Planner:	Allison Vanderslice (415) 575-9075 allison.vanderslice@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1891, the subject building at 229 Jersey Street is located on the south side of Jersey Street between Noe and Sanchez streets within the Noe Valley neighborhood. The subject building is listed in *Here Today*. Therefore, 229 Jersey Street is considered "Category A - Historical Resources" for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. A review of Department files indicates that the subject building is not within any identified historic district.

The Department has determined that 229 Jersey Street is significant under Criterion 3 as an excellent example of a 1890s single-family home in the Stick style. The period of significance is c.1891, the year the house was built. The character-defining features of the subject property are the following:

- Asymmetrical Eastlake waffle pediment over projecting boxed bay,
- Straight Mansard-roof parapet,
- Bracketed cornice,
- Central recessed paneled entry featuring a door hood with scrolled brackets and wood entry stairs,
- Scroll work over windows,
- Panels with buttons and panels carved like tree branches,
- Fenestration pattern, materials, configuration, and type including wood-sash, double-hung windows, and
- Horizontal wood board wall cladding.

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: 12/10/2012 by Winder Gibson Architects

PROJECT DESCRIPTION

The subject building is a one-story-over-basement, single-family residence constructed c.1891 in the Noe Valley neighborhood. The proposed project is to construct an approximately 2,730 square-foot addition to the existing 1,540 square-foot single family residence for a total of 4,270 square feet. The building will remain a single-family residence. The new square footage includes both a vertical and a rear horizontal addition. The vertical addition includes a one-story addition on the roof that will be setback 11′ 9″ from the rear edge of the roof parapet. The proposed vertical addition is primarily topped with a flat roof and the front façade is clad with horizontal wood cladding and contains double hung, wood sash, double glazed windows and wood doors with a single-lite with simple wood surrounds. A 1981 rear addition would be removed and a rear addition is proposed for the first and (new) second floors. The entire original brick foundation with be replaced by a reinforced concrete foundation and the basement ceiling height will be raised from 6 feet to 9 feet during the foundation excavation and replacement. There are no additional changes proposed for the existing front façade.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project at 229 Jersey Street would not cause a significant adverse impact upon a historic resource such that the significance of the resource would be materially impaired. The proposed alterations meet the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). Therefore, the proposed project will not cause a significant adverse impact to the subject property, which is considered an individually eligible historic resource. Further, the subject property is not within an identified historic district or proposed historic district.

The Department finds that the project is consistent with the *Standards*. The following is an analysis of the proposed project per the applicable Standards.

> *Standard 1.*
> *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed project will continue the use of the property as a single-family residence. While the proposed additions are adding a considerable amount of square footage to the building, they will not change any of the building's distinctive materials, features, spaces, or spatial relationships of the building. The majority of the building's character defining features consists of Stick and Eastlake-style architectural detailing on the front façade, which will not be removed or changed by the proposed project.

Therefore, the proposed project complies with Rehabilitation Standard 1.

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project maintains the historic character of the subject property, as defined by its character-defining features listed above. Specifically, the project is retaining all original windows and architectural details on the primary façade. The vertical addition is setback from the primary façade and is designed to have limited visibility from the public right-of-way. The rear addition is replacing a 1980s rear addition, it will not be visible from the street and will not remove or alter any of the building's character defining features.

Therefore, the proposed project does comply with Rehabilitation Standard 2.

> *Standard 3*
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project does not include the addition of conjectural elements or architectural features from other historic properties. The proposed additions will include materials – such as horizontal wood board wall cladding and double pane, double hung windows – that are compatible with but easily distinguishable from the historic materials.

Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 4*
> *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

A rear addition was added to the property in 1981 and this addition has no historical significance.

Therefore, Rehabilitation Standard 4 does not apply.

> *Standard 5.*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes the preservation of distinctive materials, features and finishes, including all original windows and other character-defining elements on the primary façade.

Therefore, the proposed project complies with Rehabilitation Standard 5.

> *Standard 6.*
> *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The project as currently proposed does not require the replacement of any distinctive features.

Therefore, the proposed project complies with Rehabilitation Standard 6.

> *Standard 7.*
> *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

At this time, chemical or physical treatments are not part of the proposed project scope.

Therefore, Rehabilitation Standard 7 does not apply.

> *Standard 8.*
> *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed project does not involve the disturbance of any known archeological resources.

Therefore, Rehabilitation Standard 8 does not apply.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The project would not require any new additions, exterior alterations or related new construction that would destroy historic materials, features, or spatial relationships that characterize the property. Overall, the proposed project maintains the historic integrity of the subject property and the proposed additions are compatible with the property's overall historic materials, features, and spatial relationships. The proposed addition is setback from the front building wall sufficiently that the form, massing, and scale of the original structure will be preserved. The visibility of the vertical is addition is minimized from the public right-of-way, and will be distinct from and compatible with the front portion of the historic structure. The proposed vertical add uses similar materials but does not distracting from the details of the historic front façade by adding additional ornamentation. The rear addition is not visible from the public right-of-way and is distinguishable from the original structure by the use of wood shingles and a gable roof.

Therefore, the proposed project complies with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the additions were removed in the future, the primary elevation at the street face would remain very similar to its original form.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

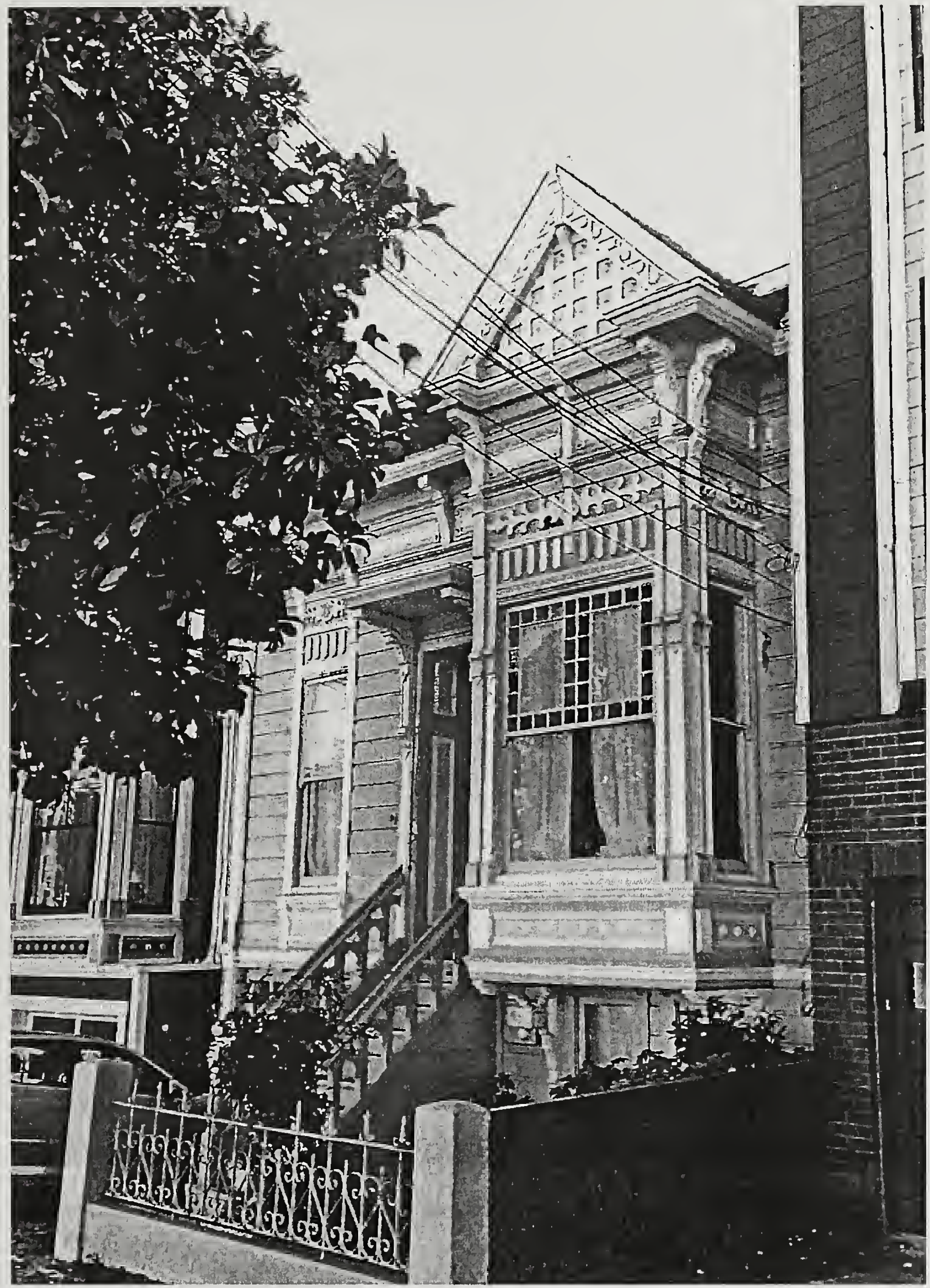
As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: __________________ Date: 2·12·2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

IMAGE



Source: Winder Gibson Architects, 2012.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2550 Green ST	BLOCK/LOT(S) 0952/042

CASE NO. 2012.1208E	PERMIT NO. TBD	PLANS DATED 9/7/2012

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner).

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance *(E.P. initials required)*

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.
The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP 09/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not** listed: [illegible]

☐ Project **does not** conform to the scopes of work: **GO TO STEP 5**

☐ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

* jmy 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: 2/7/2013

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:
(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application*. ______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Gretchen A. H
Planner's Signature

Date 2/13/2013

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	February 7, 2013
Case No.:	**2012.1208E**
Project Address:	**2550 Green Street**
Zoning:	RH-1 (Residential, House, Single Family) 40-X Height and Bulk District
Block/Lot:	0952/042
Date of Review:	February 7, 2013 (Part I)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

2550 Green Street is located mid-block on the north side of Green Street between Divisadero and Scott Streets in the Cow Hollow neighborhood of San Francisco. The property is located within a RH-1 (Residential, House, Single Family) Zoning District and a 40 -X Height and Bulk District.

The subject property contains a two-story over basement, single-family, wood-frame residence constructed in 1937. The building was designed in the Tudor Revival architectural style by architect Houghton Sawyer. Notable historic features include: a rectangular plan; steeply-pitched, cross-gable roof clad in slate; wood-sash, six-over-six, double hung windows; two arched, multi-lite wood-sash windows; a deeply recessed entry with an arched wood door; wood brackets below the front facing gable; and brick and stucco cladding. Known alterations include: replacement of windows and trim, reconfiguration of the front steps and retaining walls, alterations to the garage door, construction of a stucco security wall and patio above the garage in 1967, and the addition of a rear patio and deck designed by Thomas Church in 1967.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1937).

Neighborhood Context and Description

2550 Green Street is located in a residential area, and the neighborhood contains a range of residential building types, including larger single-family detached residences at higher elevations and two-family residences and multi-family structures on corner lots and at lower elevations. This portion of Green Street slopes steeply to the west, and the adjacent residential buildings are mixed in character. Properties on the south side of the subject block feature high retaining walls and are elevated above the street with terraced front yards/stairs. The surrounding six blocks along Green Street from Pierce to Broderick Streets contain a variety of Revival and First Bay Region style properties and the average construction date is 1914. The subject building post-dates the majority of its neighbors and is one of only a few examples of Tudor Revival residences in the area. The majority of the buildings in the immediate neighborhood were constructed between 1900 and 1929. Many of the homes appear to have had façade alterations, including alterations of window openings, insertion of garages, and reconfiguration of entry stairs and retaining walls. There are several buildings in the surrounding area that were included in the Here Today survey and the 1976 Architectural Survey.

The Cow Hollow area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Until the 1870s, Cow Hollow was comprised mainly of dairy farms, grazing land, and windswept dunes, with wealthy vacation homes scattered about. Beginning in the 1870s, this portion of San Francisco began to develop when the cable cars were extended from downtown. By the late 1880's the area was well known as one of the City's most fashionable neighborhoods, along with the neighboring Pacific Heights neighborhood. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Several prominent San Franciscans' built homes in the area, such as Frank Pixley, William McElroy, and Mayor Ephriam Burr. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes in the area were demolished to make way for larger apartment-style buildings and extravagant homes. The area was not greatly affected by the 1906 earthquake and has continued to be an exclusive residential enclave.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Carey & Company (dated December 5, 2012) and found in the Planning Department files, Preservation staff finds that the subject building is not eligible for inclusion on the California Register either individual or as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. Records do not indicate that there were any events that occurred at 2550 Green Street that would qualify it as an individual resource on the California Register under Criterion 1.

The development period of the Cow Hollow neighborhood spans several decades (1850 – c. 1920). As a whole, this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this period may be considered significant events. While the early use of the area as open dunes and farmland and its slow transition to an urban neighborhood contributes to the city's development history, there does not appear to be a collection of buildings from this extended period that represents a significant event or series of events. 2550 Green Street was constructed in 1937, outside the main development period of Cow Hollow. It is therefore determined that there is not a California Register-eligible historic district in the immediate neighborhood, and that the property at 2550 Green Street is not eligible under this Criterion.

The subject property is not specifically associated with any of the historically significant events either directly linked to the building or to the immediate group of buildings. Staff finds that the subject property is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
The building was constructed for the original owners, Dr. Gunther W. and Eleanor Nagel in 1937. Dr. Nagel was a physician in San Francisco and an emeritus professor at Stanford University. The property was sold to Andrew Hunter Land II and Susan P. Land in 1967. The Land's were philanthropist who founded the Charles H. Land Foundation and made contributions to the San Francisco Museum of Modern Art, San Francisco University High School, and other local institutions. While both Dr. Nagel and Land were prominent persons in San Francisco, they do not rise to the level of importance to local, state or national history such that their private residence would qualify for listing in the California Register under this Criterion.

Therefore, 2550 Green Street is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
2550 Green Street was constructed in 1937, and the front façade has undergone major alterations since construction, including window replacement, the construction of a retaining wall and patio in 1967 and reconfiguration of the entry stairs and retaining walls.

While the building was designed in the Tudor Revival architectural style, it does not have distinctive characteristics of its style and period and does not possess high artistic value.

Houghton Sawyer does appear to be a master architect, however, the best examples of his residential designs were constructed right after the 1906 Earthquake and Fire. 2550 Green Street is a late and minor example of his work. Thomas Church, a master landscape architect, designed the 1967 patio and deck at the rear of the property, however, this project does not appear to be a significant example of Church's work. By this time in Church's career, many of the projects in the office were managed by more junior designers and attributed to the firm. The drawings for the project are credited to Robert J. Welsh of Church's office and it is unclear what role Church played in the design. The subject property does not represent a particular phase in the development of Church or Sawyer's careers, an aspect of their work, or a particular idea or theme as required by the California Register to qualify for listing as the work of a master. Therefore, 2550 Green Street is not individually eligible under Criterion 3.

2550 Green Street does not appear to relate to any potential historic district or important context in the immediate neighborhood. There are a variety of residential building types and architectural styles located within the area, including late 19th-century and early 20th-century houses, which result in a generally mixed architectural character. The immediate block that contains the subject property and the block across the street lack stylistic consistency and appear to lack potential for inclusion within a historic district. The construction of the subject building post-dates the residential development of the surrounding blocks and the property is not eligible under Criterion 3 in relation to any potential historic district or important context.

Criterion 4: **Property yields, or may be likely to yield, information important in prehistory or history.** Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 2550 Green Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2550 Green Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ____________________ Date: 2-12-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\2550 Green Street\2550 Green St_HRER Part I.doc

IMAGES

2550 Green Street looking northwest. Image courtesy of Bing Maps, 2013.

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2012.0659E**
Project Title:	**425 Douglass Street**
Zoning:	RH-2 (Residential – House, Two Family) Use District 40-X Height and Bulk District
Block/Lot:	2749/040
Lot Size:	3,249 square feet
Project Sponsor:	Robert Edmonds- Edmonds + Lee Architects (415) 285-1300
Staff Contact:	Laura Lynch – (415) 575-9045 Laura.lynch@sfgov.org

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#1
2/13/13

PROJECT DESCRIPTION:

The proposed project includes interior renovations and a 1,202 square foot horizontal addition to an existing 3,549 square foot, 4 bedroom, 3-story single family residence built circa 1940. The proposed project would result in a 4,752 square foot, 4 bedroom residence. The proposed project also includes the following: enlargement of the basement level to provide more interior space; a new roof; exterior cladding and fenestration; mechanical, electrical and plumbing work; and a seismic upgrade. The height of the building would be raised three feet, three inches in order to provide additional height to the 3rd floor, resulting in a height of 35 feet, 5 ½ inches. The existing building includes 2 off-street basement parking spaces, which would remain. The maximum depth of excavation for the project is 7 feet, 6 inches.

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

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MAR 11 2013
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Bill Wycko
Environmental Review Officer

February 13, 2013
Date

cc: Robert Edmonds, Project Sponsor
Rick Crawford, Current Planning
Tara Sullivan, Preservation Planner
Supervisor Scott Wiener, District 8
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The project is located within the Eureka Valley neighborhood on the east side of Douglass Street between Romain and Crowin Streets. The project requires a building permit

REMARKS:

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 425 Douglass is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district.

A Historic Resource Evaluation Report[1] was conducted for the building at 425 Douglass Street to provide information to the San Francisco Planning Department, and to assist in the determination of the historic relevance of the property. The Planning Department's Preservation staff evaluated the subject property and determined the existing structure on the project site is not a historical resource as defined by CEQA.[2]

The structure at 425 Douglass Street was constructed in 1939. Planning department records show that the building was not inhabited by any person(s) of significance (Criterion 1) and no significant events occurred on-site (Criterion 2). The building is not a good representative of its style, nor constructed by a master architect, furthermore, there is no architect on record for the property, thus the property is not a historic resource in regards to architecture (Criterion 3). The proposed project at 425 Douglass has also been reviewed by Planning Department staff archeologists, who determined that there would be no effects on archeological resources as a result of the project;[3] therefore the project is not significant in regards to Information Potential (Criterion 4). The building is not eligible for the California Register as an individual resource.

Since the immediate area surrounding 425 Douglass has a mix of building types, the property is not considered to be located within a potential historic district. While portions of Eureka Valley could qualify for listing on the California Register as a historic district, much of the immediate neighborhood around the project site does not have a consistency in building dates or style to fully represent the noted early development of Eureka Valley. Preservation staff therefore found portions of Eureka Valley that better represent the early development of the area than the block containing 425 Douglass Street. Therefor the property is not eligible for the California Register as part of a historic district.

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[1] ELEVATIONarchitects *Historic Resources Evaluation Report 425 Douglass Street, San Francisco, California,* February 8, 2012. This report is available for review as part of Case No. 2012.0659E.

[2] San Francisco Planning Department, *Preservation Team Review Form, 425 Douglass Street,* December 10, 2012. This form is summarized and attached.

[3] Laura Lynch, *Memo to File: Case Number 2012.0659 Re. No Effects on Archeological Resources,* February 11, 2013. This memorandum is part of the case number 2012.0659.

In conclusion, the property at 425 Douglass Street is not eligible for the California Register neither as an individual resource nor as part of a historic district and is not considered a historical resource for purposes of CEQA. Therefore, the proposed project would have no significant impact on or off-site historic resources.

Geotechnical. The Planning Department's records show that the property is not in a landslide or liquefaction zone; however the residence is on a slope of approximately 20 percent. A geotechnical investigation was conducted for the property at 425 Douglass Street[4] and notes that the residence slopes down 25 feet at the rear of the property. The primary geotechnical concern is to ensure the improvements address providing adequate vertical and lateral support for the rear decks and the other project improvements. The geotechnical investigation notes that the project site is located within a seismically active region, therefor, the project was evaluated for potential ground shaking, liquefaction, cycle densification, and ground surface rupture. The investigation concluded that there was very low potential for liquefaction, cyclic densification and ground surface rupture and that the improvements to 425 Douglass Street can be constructed. The investigation provides recommendations to address geotechnical concerns, including the following: foundations should include spread footings to support the residence and the rear decks; the footings should be free of standing water and debris; site clearing should include the removal of 3-4 inches of topsoil at all areas of project work; and the project should include a drainage system. The sponsor has agreed to follow the recommendations, subject to final review and permitting by the Department of Building Inspection. Thus, the proposed project would have no significant geotechnical impacts.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), additions to existing structures of up to 10,000 sf are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 3,549 sf floor area by 1,203 sf to 4,752 sf, substantially less than 10,000 square feet. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[4] Rockridge Geotechnical, *Geotechnical Investigation, Proposed Improvements, 425 Douglass Street, San Francisco, California,* September 28, 2012. This report is available for review as part of Case No. 2012.0659E.

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PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
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San Francisco,
CA 94103-2479

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Case No.:	**2012.1429E**
Project Title:	**45 Capra Way**
Zoning:	RH-3 (Residential – House, Three Family) Use District 40-X Height and Bulk District
Block/Lot:	0463A/030
Lot Size:	3,638 square feet
Project Sponsor:	Brooks McDonald, Sutro Architects (415) 766-4075
Staff Contact:	Jeanie Poling – (415) 575-9072 jeanie.poling@sfgov.org

PROJECT DESCRIPTION:

1/13/13

The project site is located on the south side of Capra Way between Mallorca Way and Pierce Street on the block surrounded by Mallorca Way and Pierce and Alhambra Streets in the Marina District. The project site contains a 3,439-square-foot (sf) three-story single-family residence with on-site parking for two vehicles. The proposed project would involve interior remodeling, redesign of the front façade, a vertical expansion, and a horizontal rear expansion of the building. The project would increase the existing 3,439 sf total floor area by 2,100 sf and result in a 5,539 sf single-family building. The project would require a building permit. [Continued on following page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2)

REMARKS:

See next page.

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Bill Wycko
Environmental Review Officer

February 13, 2013
Date

cc: Brooks McDonald, Project Sponsor
Aaron Starr, Current Planner
Tara Sullivan, Preservation Planner
Supervisor Mark Farrell, District 2
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The project would involve interior demolition and new construction. The existing third floor at the rear of the building would be expanded at the rear, and a new fourth floor would be added. The building would increase in height from 30 feet to 40 feet. The redesigned front façade would include new entrance and garage doors, windows, and trim, and a front terrace on the new fourth floor.

REMARKS:

Historical Resources. A property may be considered a historic resource if it meets any of the criteria related to events, persons, architecture, or prehistory that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. The Planning Department's Preservation staff evaluated the subject property to determine whether the existing structure on the project site is a historical resource as defined by CEQA.[1]

The building at 45 Capra Way is a two-story-over-garage residence constructed in 1925 by an unknown architect in the Mediterranean Revival style. It is located in a portion of the Marina District – roughly Marina Boulevard to the north, Chestnut Street to the south, Scott Street to the west, and Fillmore Street to the east – that was developed for the 1915-1916 Panama-Pacific International Exhibition (PPIE). Following demolition of the PPIE, residences were constructed on the former PPIE site between 1925 and 1928 and designed in the Marina Revival style. The Marina neighborhood qualifies for the California Register as a historic district under the events and architecture criteria. The building at 45 Capra Way is within this potential historic district and was constructed during the district's period of significance. While the property is eligible for inclusion in a California Register Historic District under the criteria for events and architecture, a large third floor addition that was constructed in 1950 has diminished the integrity of the structure so that it no longer conveys its significance as a 1920s Mediterranean Revival residence. The building has been determined to be neither individually eligible for inclusion in the potential historic district nor a contributor to the potential historic district. Thus, it is not considered a historical resource for purposes of CEQA.

Geotechnical. A geotechnical investigation that was undertaken for the proposed project notes that the project site is located on fill that was likely placed in 1912 to create buildable land for the PPIE, and is in an area that is subject to liquefaction.[2] The report states that the proposed project is feasible, provided that the report's recommendations are incorporated into project plans and specifications and implemented during construction. The primary issues to be addressed during design are (1) the potential for liquefaction and lateral spreading of the hydraulic fill underlying the site, and (2) the presence of soft, compressible hydraulic fill and Bay Mud beneath the site. The geotechnical report estimates total settlement associated with liquefaction after a major event on a nearby fault to be on the order of 6 inches, and differential settlement of about 3 inches over a horizontal distance of 30 feet. The report also estimates that lateral spreading of up to approximately 6 inches could occur at the site during a major earthquake, and that settlement of the residence from the proposed project under static conditions to be approximately 1 inch. Provided that the total and differential settlements could be tolerated, the geotechnical report concludes that the building could be supported on a mat foundation.

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[1] San Francisco Planning Department, *Preservation Team Review Form, 45 Capra Way*, December 21, 2012. This form is summarized below and attached.

[2] Rockridge Geotechnical, *Geotechnical Investigation, Proposed Improvements, 45 Capra Way, San Francisco, California*, December 6, 2012. This report is available for review at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2012.1429E.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. The project sponsor has agreed to comply with the recommendations of the geotechnical report.[3] Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code, and the proposed project would not result in a significant effect related to seismic and geologic hazards.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), additions to existing structures of up to 10,000 sf are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 3,439 sf floor area by 2,100 sf to 5,539 sf. This is less than 10,000 sf. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[3] Email from Brooks McDonald to Jeanie Poling, January 24, 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2012.1429E.

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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	11/27/2012	**Date of Form Completion**	12/10/2012

PROJECT INFORMATION:

Planner:	Address:	
Tara Sullivan	45 Capra Way	
Block/Lot:	Cross Streets:	
0463A/030	Mallorca and Pierce Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2012.1429E; 2012.0725.5401

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/07/12

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

~~Historic Resource per CEQA~~ ● Yes ○ No* ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ● Yes ○ No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ● Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance: 1913 -1929
	○ Contributor ● Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Please see attached sheet.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2012

45 Capra Way
Preservation Team Comments:

45 Capra Way is a two-story over garage residence constructed in 1925 by an unknown architect in the Mediterranean Revival style. The top floor was added in 1950. The ground floor is clad in light colored brick and features a recessed entrance flanked by sidelights and a recessed garage; the first floor is clad in stucco and features a pair of square-shaped bay windows with a Spanish-tile roof 'hood' connecting them. The top floor is square-shaped with a tripartite window and is clad in clapboard siding.

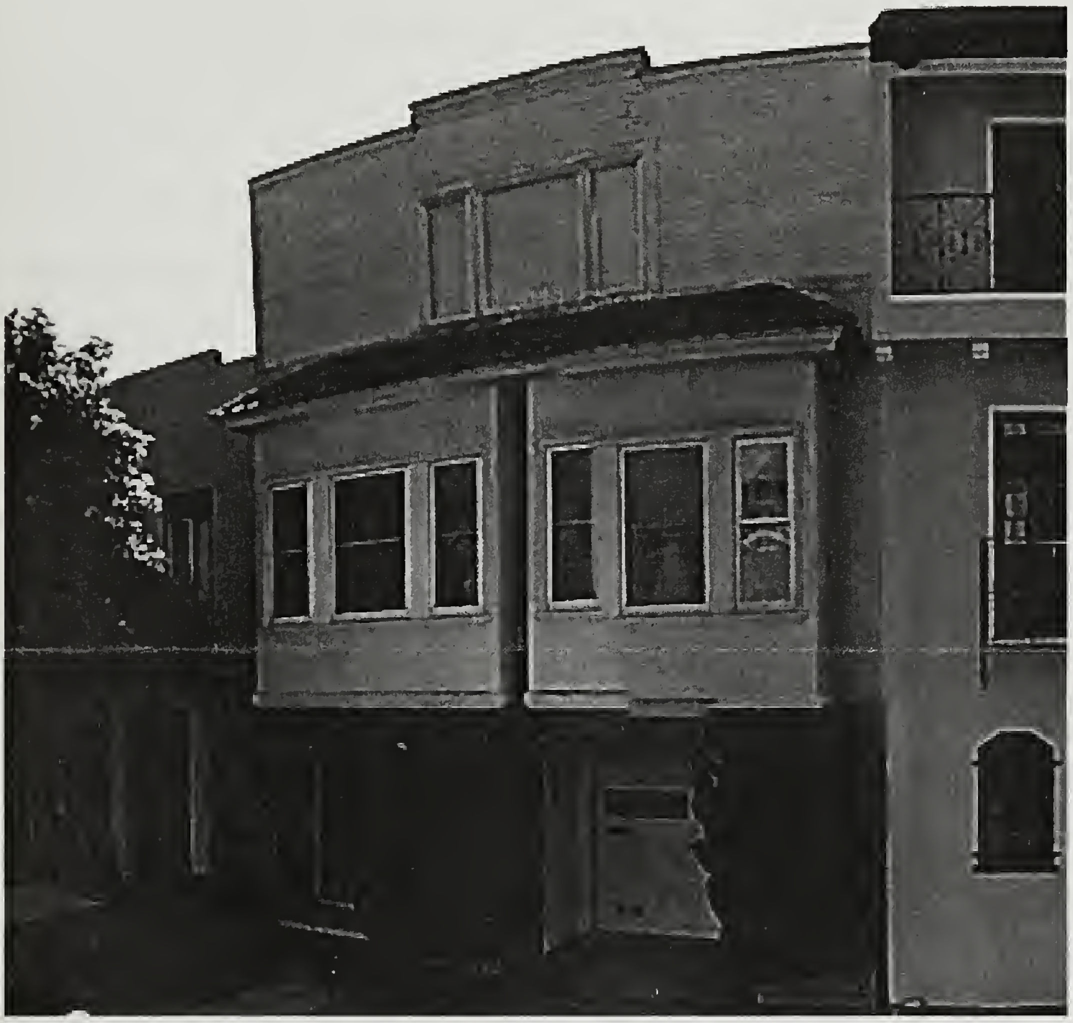
This portion of the Marina District – roughly Marina Boulevard to the north, Chestnut Street to the south, Scott Street to the west, and Fillmore Street to the east – was developed for the Panama-Pacific International Exhibition ("PPIE"), which was held from 1915 - 1916. The land was filled with dredged material and earthquake debris from 1906. As a result of the PPIE, the rail lines were extended to the area, increasing accessibility and encouraging development once the fair closed. Construction of the fairgrounds area began in 1913 and the PPIE opened in 1915. The PPIE was only open for a little over a year, with the demolition of the structures beginning in March 1916. Demolition and restoration of the land was completed by February 1917, and the property was returned to its owners, suitable for subdivision and development.

It took several years for the current Marina neighborhood to be developed. The first large-scale residential development occurred in the early 1920's when several large land holdings were sold to real estate developers. The neighborhood was developed in a meandering pattern, featuring curved narrow streets that did not match the regular grid pattern that was common in the surrounding neighborhoods. Construction dates show that many residences were constructed in large groups, beginning in 1922 and continuing until the early 1930's. However, most of the homes in this neighborhood were constructed between 1925 – 1928.

All of the residential homes in the neighborhood from this period are designed in what is termed the "Marina" style. This style is a derivative of the Mediterranean-revival style, and features wide curved bay windows on the upper floor, clay tile hipped roofs, recessed garages on the ground floor, entrances located either on the ground floor or on the side of the second floor, cartouche details, and a stucco finish. The style derived from examples of the architecture of the PPIE, and came of age in San Francisco in the 1920's, and influenced later eclectic and revival styles throughout the city. This neighborhood exemplifies this style, although there have been alterations to many of the buildings over time and there are buildings outside of this period interspersed throughout.

The Marina neighborhood qualifies for the California Register as a historic district under Criterion 1 and 3. It is significant for its association with the PPIE and its subsequent development into a residential neighborhood (events). It is also significant as a collection of residential buildings designed in a cohesive style – Mediterranean revival (architecture). The period of significance is from 1913-1929. It should be noted that the neighborhood has not been formally surveyed and there may be areas that will not qualify due to a lack of integrity.

While 45 Capra Way is located within the boundaries of the PPIE-Marina neighborhood, and was constructed in 1925 in the Mediterranean Revival style, it does not qualify as a contributor to this historic district due to the large addition constructed at the third floor in 1950. It has diminished the integrity of the structure so that it no longer conveys its significance as a 1920's Mediterranean Revival residence.



45 Capra Way

SAN FRANCISCO
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DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2201 MARKET STREET	BLOCK/LOT(S) 3559/001

CASE NO. 2011.1404 E	PERMIT NO.	PLANS DATED 11/12/12

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: *ALTERATIONS TO A NON-CONTRIBUTING STRUCTURE WITHIN A HISTORIC DISTRICT THAT COMPLIES WITH THE SOI STANDARDS.

SEE PTR FORM (2/15/13)

*

9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ________

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ________

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ________

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

2/22/2013
Date

Tina Tam
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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CA 94103-2479

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Information:
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Preservation Team Meeting Date:	1/15/2013	**Date of Form Completion**	2/15/2013

PROJECT INFORMATION:

Planner:	Address:	
Doug Vu	2201 Market Street	
Block/Lot:	Cross Streets:	
3559/001	Noe & Sanchez Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2011.1404C

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/12/12

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

See attached 10/19/2012 Project Evaluation prepared by Page & Turnbull.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	● Yes	○ No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance: 1886-1958 / 1970-1979
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

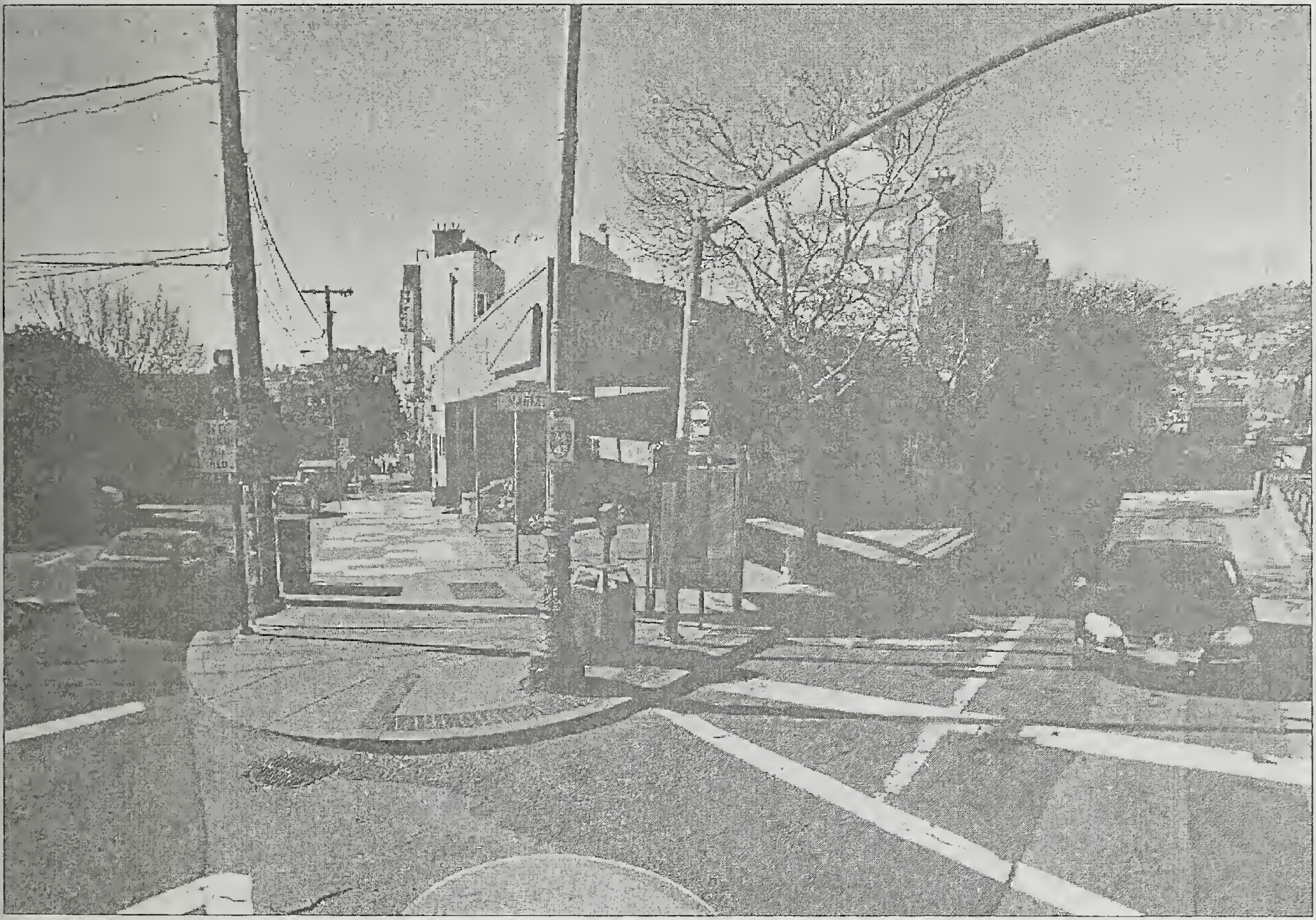
PRESERVATION TEAM COMMENTS:

- Constructed in 1956 as a commercial building, 2201 Market Street is not considered a historical resource under CEQA, and a non-contributing resource within the boundaries of the eligible Upper Market Street Commercial Historic District.
- Department staff review of the 10/19/2012 Evaluation Memorandum prepared by Christina Dikas of Page & Turnbull, has concluded the project to be consistent with the SOI Standards for the Treatment of Historic Properties (Rehabilitation), and is compatible with the Upper Market Street Commercial Historic District. The following are statements pertaining to each Standard:
  - Standard 1 – Proposed project converts building to limited restaurant, retaining the commercial use and is consistent with the mixed-use character of the Upper Market Street Commercial Historic District.
  - Standard 2 – Building's height/envelope won't change, will retain original triangular-shaped cantilevered parapet that emphases character of the district's irregular shaped lots. Location of entrance will be retained and building will continue to convey concrete, metal and wood materiality, consistent with character of the Historic District.
  - Standard 3 – Existing building will be largely maintained, including original envelope and most openings/materials. New construction will use modern materials and will not create a false sense of historical development.
  - Standard 4 – 2201 Market does not feature alterations that have acquired significance in their own right.
  - Standard 5 – Existing building will be maintained with regard to size, massing, building envelope and spatial relationship between the building and outdoor space on the lot. Alterations will not affect surrounding contributing resources to the Historic District.
  - Standard 6 – Building is not a resource, and proposed project will not affect historic features of surrounding contributing resources or Historic District as a whole.
  - Standard 7 – Project does not entail cleaning/repair of historic materials.
  - Standard 8 – Project does not include any excavation work; proper mitigation will be undertaken if any archaeological materials are encountered.
  - Standard 9 – Height/envelope of building will not change; new features will be compatible and differentiated from original building.
  - Standard 10 - Building is not a resource and alterations will not affect surrounding contributing resources to Historic District.
- See 10/19/2012 Evaluation Memorandum prepared by Christina Dikas of Page & Turnbull for detailed analysis of project's consistency with the SOI Standards.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/22/2013

Site Photo

Intersection of Market and Sanchez Streets



Conditional Use Authorization
Case Number 2011.1404C
Formula Retail
2201 Market Street

Site Photo

View from Market Street

Conditional Use Authorization
Case Number 2011.1404C
Formula Retail
2201 Market Street

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DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 455 27th ST	BLOCK/LOT(S) 6591 | 034

CASE NO. 2013.0093E

PERMIT NO.

PLANS DATED

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

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STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

26/13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

Reclassification
+ facade change
Per G's, only
Hist Pres is the CEQA issue

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 JLP 01/24/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not** listed:
GO TO STEP 5

☐ Project **does not conform** to the scopes of work:
GO TO STEP 5

☐ Project involves **4 or more** work descriptions:
GO TO STEP 5

☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

*dst 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: Per permit history

** Attach Historic Resource Evaluation Report*

b. Other, please specify: 3rd story addition - ~~19~~ 2006 - lacks integrity as such.

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 dst *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

2/26/2013
Date

TinaTam
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 144 29th ST
BLOCK/LOT(S): 6634/26

CASE NO.: 2012.1451E
PERMIT NO.:
PLANS DATED:

☐ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

27/13

☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner).

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

11/26/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not** listed: [illegible]

☒ Project **does not conform** to the scopes of work: **GO TO STEP 5**

☐ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______________________________

____

* ______ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: ______________________________

** Attach Historic Resource Evaluation Report*

b. Other, please specify: per attached HRER

dated 2/27/2013

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application*. ______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Allison Vnd
Planner's Signature

Date 2/27/2013

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	February 27, 2013
Case No.:	2012.1451E
Project Address:	149 29th Street
Zoning:	RH-3, 40-X Height and Bulk District
Block/Lot:	6634/026
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject parcel is located on the south side of 29th Street between Dolores Street and San Jose Avenue in the Bernal Heights neighborhood. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

Built in 1925, 149 29th Street is a one-story, commercial building with a roughly rectangular plan, topped with a flat roof. This wood-frame building is primarily clad with horizontal wood board cladding and features stucco cladding on the primary (north) façade and Mediterranean Commercial-style detailing including a red Spanish tile parapet and a Solomonic columned frieze with infilled arched windows. The primary façade on 29th Street contains a small storefront with display windows and recessed entry and a vehicular entrance featuring glazed double doors. The primary alteration to the façade is a band of wood paneling that runs across the top of the storefront and the garage door.

A wood shed or outbuilding stands at the rear property line. This wood frame building is clad with horizontal wood boards and is topped with a partially-collapsed, low-pitched gable roof. The structure is in poor condition with some partially collapsed walls and plants growing in the interior. Based on a review of Sanborn Maps of the subject parcel, a rear structure is shown on both the 1899 and 1914 Sanborn maps and is associated with the store that occupied the lot at that time; however, the footprint of that structure is smaller than the extant structure. The footprint of the extant rear building is shown on the 1950 Sanborn Map, indicating that the current rear shed was constructed or considerably altered between 1914 and 1950, possibly when the existing store was built in 1925.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1925).

Neighborhood Context and Description

This area of Bernal Heights was sparsely developed by the 1880s, based on a review of Sanborn maps of the neighborhood, primarily by dairies and tanneries with scattered residences on large, irregular lots. By the turn of the century, the subject block and some of the surrounding blocks had been subdivided into standard 25-foot lots and were mostly built out with modest single-family dwellings and flats. After the 1906 Earthquake and Fire, further residential development occurred in the area, completing the transition of the neighborhood from a mix of residential, commercial, industrial, and farming uses to a primarily residential neighborhood.

The majority of the buildings on the subject block were constructed during the late 19th and early 20th centuries, prior to 1912, and are multiple or single-family residences. 29th Street at this location is characterized by two- and three-story residential structures in a mix of architectural styles including Italianate, Queen Anne, Period Revival, Mid-century Modern, and contemporary infill. While there appears to be a large concentration of Italianate and Queen Anne residential structures along Dolores Street, to the east of the subject parcel, the subject block faces and the adjacent block of Day Street do not appear to contain a concentration of intact potential resources or a cohesive collection of buildings.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the *Historic Resource Evaluation Report* for the subject property prepared by Jonathan Pearlman (February 21, 2012), the *Historical Resource Evaluation Addendum* (HRE addendum) for the subject property prepared by Tim Kelley Consulting (January 2013), and information found in the Department's records, Department staff finds that neither building on subject property is individually eligible for inclusion on the California Register nor do they contribute to a potential historic district.

As outlined above, the area was primarily built out by the early 1910s and the surrounding neighborhood consists of primarily multifamily residences in a range of styles. Constructed in 1925, this one-story, commerical building at 149 29th Street would not contribute to a potential historic district in the area. Furthermore, the subject block faces of 29th Street do not appear to contain a cohesive group of residential buildings, and due to the fact that many of the buildings have been altered, this block does not appear to contain a potential historic district. Therefore, the subject property does not appear to be eligible for listing on the California Register as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in 1925, the subject property is not associated with events significant in the history of the Bernal Heights neighborhood or San Francisco generally. Based on the HRE addendum and a review of Department records, the subject property is not associated with the original establishment of the neighborhood, which occurred by the early 20th century. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
According to the research presented in the HRE addendum for the subject property, no persons that are significant in the local, regional, or national past are associated with the subject property. The original owner and builder of the building was Harry W. Liston, a plaster contractor doing business at the subject property until 1933. The building also housed the W. W. Field Company, canners and manufacturers of food products; A. H. Davis Painting and Decorating Company during the 1940s and early 1950s; and a plumbing supply company since the 1960s. No indication was found that either these companies or their owners were significant figures in the neighborhood or in San Francisco generally. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The architect for the subject property was John Hladik. Hladik was a prolific San Francisco architect who practiced in San Francisco from 1907 until 1928. During that period he worked as a draftsman for the Reid brothers, partnered with O. R. Thayer, and opened his own practiced in 1912. Hladik is primarily known for his large apartment buildings and hotels, nine of which are included in the National Register Uptown Tenderloin Historic District. Hladik also designed flats, single-family homes, and at least one other extant single-story storefront. The subject property does not appear to a significant example of Hladik's work nor does it appear to be associated with any significant transformations in Hladik's career.

Constructed in 1925, this commercial building does not appear to be a significant example of a type, period, region, or method of construction. While the subject property appears to have undergone limited exterior alterations, the building is a fairly common example of a 1920s, single-story commercial building with Mediterranean Commercial style detailing.

The rear building is an undistinguished example of a vernacular, wood-frame, rear shed or outbuilding and does not appear to be a significant example of a type, period, region, or method of construction. Therefore, the subject property is not eligible under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 149 29th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 149 29th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 2/28/2013

Tina Tam, *Senior Preservation Planner*

IMAGE

Source: Jonathan Pearlman, 2012.

Rear Structure. Source: Jonathan Pearlman, 2012.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
115 Sansome	0268/002

CASE NO.	PERMIT NO.	PLANS DATED
2013.0193E	2012.0921.0321	9/21/12
☒ Addition/ Alteration (detailed below)	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

8/13

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

no [illegible] disturbance of character-defining features.

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 gaH *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

2/28/13
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	2/28/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	115 Sansome Street	
Block/Lot:	Cross Streets:	
0268/002	Bush Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	Category I	BPA: 2012.0921.0321/ Case: 2013.019

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	9/21/12

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

Removal of interior, non-original mezzanine. Not subject to Minor Permit to Alter review.

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	● Yes	○ No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ● Yes ○ No	Criterion 1 - Event: ○ Yes ○ No
Criterion 2 -Persons: ○ Yes ○ No	Criterion 2 -Persons: ○ Yes ○ No
Criterion 3 - Architecture: ○ Yes ○ No	Criterion 3 - Architecture: ○ Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ○ No	Criterion 4 - Info. Potential: ○ Yes ○ No
Period of Significance: 1912	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Scope is limited to the removal of the non-historic interior mezzanine in the original lobby. No character-defining features will be removed as a result of the proposed project. The proposal meets the Secretary of the Interior's Standards and will restore the interior lobby to its original double-height appearance. Work will be conducted with care to not damage adjacent historic interior features. Findings based upon research and permit history on file in case docket #2013.0193E and site visit conducted on January 11, 2013.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/28/2013

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
2555 Divisadero St.	0962/002

CASE NO.	PERMIT NO.	PLANS DATED
2011.1422E		2/14/13

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☑ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: See HRER dated 2/28/13

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 ______
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature ______

Date 2/28/13

Rich Sucre'
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

OF THE CITY

Historic Resource Evaluation Response

Case No.:	**2011.1422E**
Project Address:	**2555 Divisadero Street**
Zoning:	RH-1(D) (Residential, House, One-Family-Detached) Zoning District 40-X Height and Bulk District
Block/Lot:	0962/002
Date of Review:	February 28, 2013 (Part 2-Revised)
Staff Contact:	Richard Sucre (Preservation Planner) (415) 575-9108 richard.sucre@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: Revised February 14, 2013 by: Jan Threlkeld

PROJECT DESCRIPTION

The proposed project includes construction of a one-story vertical addition and a new deck on an existing three-story, single-family residence. In 1997, a one-story vertical addition was constructed on the rear portion of the subject property. The proposed project would construct another one-story vertical addition on the 1997 vertical addition, and also construct a new roof deck, which would extend over the existing gable roof and skylight.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

Based on the revisions to the proposed project as outlined in the architectural drawings dated February 14, 2013, the proposed work would not cause a significant adverse impact to a historic resource.

Specifically, the project would maintain the subject property's character-defining features, including its form and massing, stucco cladding, wood-sash windows, fluted columns, Classical Revival detailing and curved interior staircase. The revised project addresses the earlier comments on the proposed vertical addition and roof deck. Specifically, the new vertical addition has been reduced in size and the projecting roof deck has been eliminated. The roof deck has been incorporated as part of the new vertical addition and is designed to be minimally visible from the public rights of way.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 2/28/2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
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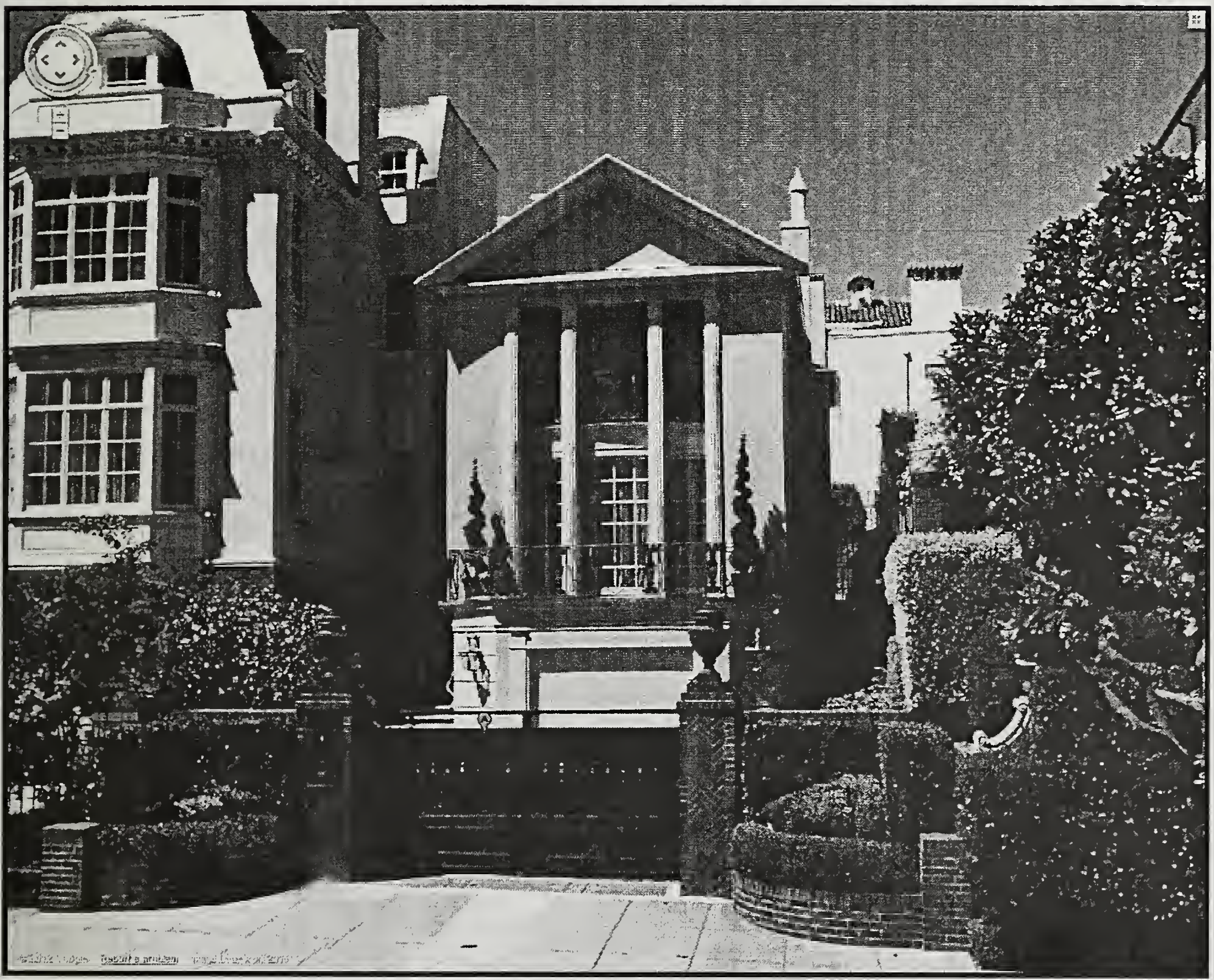
IMAGES



2555 Divisadero Street
(Source: Google Maps, April 2011; accessed August 23, 2012)

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 2159 Quesada Ave
BLOCK/LOT(S): 5334 | 035
CASE NO.: 2012.0808E
PERMIT NO.:
PLANS DATED:

☒ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

8/13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☑ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed**: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

_____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _______________

* _____ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: See HROR 2/27/13

** Attach Historic Resource Evaluation Report*

b. Other, please specify: _______________

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 _____
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _____

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

_______________ Planner's Signature

2/25/13 Date

Rich Sucre' Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

Historic Resource Evaluation Response

Case No.:	2012.0808E
Project Address:	2159 Quesada Avenue
Zoning:	RH-1 (Residential, House, One-Family) Zoning District 40-X Height and Bulk District
Block/Lot:	5334/035
Date of Review:	February 19, 2013 (Part 1)
Staff Contact:	Richard Sucre (Preservation Planner) (415) 575-9108 richard.sucre@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1907, 2159 Quesada Avenue is a narrow, two-story-over-basement, wood-frame, single-family residence located in the Bayview neighborhood. The subject property features a gable roof, vinyl-sash windows, and wood siding. Adjacent to the main residence is a small, one-story garage with a rooftop deck, which is setback on the lot and is connected to the larger residence along the west façade.

The subject property is located on the south side of Quesada Avenue between Industrial and Rankin Streets on a rectangular lot, which each measure approximately 25-ft x 100-ft. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register. The subject property resides outside of the boundaries of the survey area of the Bayview-Hunters Point Historic Resource Survey. Therefore, the building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1907).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Quesada Avenue is uniform in character and consists largely of two-story single-family residences, which were constructed between the late-1940s and 1970s. The north side of the subject block is primarily characterized by residences designed in a Contractor Modern architectural style, while the south side of the subject block is primarily characterized by a few properties constructed in a heavily altered Edwardian-era architectural style (constructed in the 1900s) with the majority of the adjacent properties designed in a Contractor Modern and Mid-Century Modern architectural styles. No other designated or eligible historic districts are located within the vicinity of the subject property.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Department staff finds that the subject property at 2159 Quesada Avenue is not eligible for inclusion in the California Register of Historical Resources (California Register).

To assist in the evaluation of the subject building, the Project Sponsor has submitted a "Supplemental Information Form for Historical Resource Evaluation," which includes the building permit history, assessor/title history, and Sanborn Fire Insurance Maps.

Based on the following criteria, the subject property is not eligible for listing in the California Register of Historical Resources:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Little information was uncovered on the subject property at 2159 Quesada Avenue.

As noted by the Assessor's Office, 2159 Quesada Avenue appears to have been constructed in 1907. According to the 1914 Sanborn Fire Insurance Map, the subject property (formerly addressed as 2135 Quesada Avenue) is noted as a two-story dwelling. During this time, the surrounding neighborhood featured a cattle shed (occupying the entirety of the north side of the block between Selby and Rankin) and two other residences located on the south side of the subject block. According to the 1950 Sanborn Fire Insurance Map, 2159 Quesada Avenue appears in the same form and configuration, though a one-story cottage/garage is shown on the same lot along the rear lot line. During this time, the north side of the subject block had been developed with rows of two-story residences, while the south side of the subject block remained similar with only two more residences added to the block. Further south, along Shafter Avenue and Thomas Avenue, the neighborhood is characterized by numerous cattle corrals. Today, the subject property appears to have remained in the same form and condition as historically recorded, though the one-story rear cottage/garage is no longer extant. The surrounding neighborhood has been developed with a number of single-family dwellings, and the nearby agricultural/agrarian uses have been removed for newer buildings, including a school and light industrial development.

2159 Quesada Avenue is one of several residences, which developed in the Bayview neighborhood. The Bayview neighborhood is located in the southeast corner of San Francisco, and is roughly defined by Bayshore Boulevard (to the west), Cesar Chavez Boulevard (to the north), and the San Francisco Bay (to the east). The Bayview neighborhood encompasses several smaller neighborhoods, including Silver Terrace, Hunters Point, India Basin, and Bret Harte, as well as industrial areas, including the Islais Creek Estuary (Oakinba and Northern Gateway) and South Basin. The subject property is located on the border of neighborhood boundaries of Northern Gateway on a block defined by the I-280 Overpass and Silver Avenue.

Starting in the 1850s, the Bayview neighborhood was part of two land subdivisions: the South San Francisco land subdivision owned by two brothers, Robert Eugene and Philip Schuyler Hunter, who were the namesake of nearby Hunters Point; and, the Silver Terrace land subdivision, owned by land speculator, J.S. Silver, who obtained the land of Jose Cornelio Bernal. In 1862, the South San Francisco Homestead and Railroad Association further subdivided the land and began marketing the neighborhood as a working class residential neighborhood with generous lots for small farms.[1] To promote this concept, the South San Francisco Homestead and Railroad Association subdivided the neighborhood into 75-ft by 100-ft lots, which could be further subdivided into the standard San Francisco lot of 25-ft by 100-ft.

Although residential development in the neighborhood was slow to develop, the Bayview did excel in the development of agriculture, manufacturing, and sports and recreation, particularly with the construction of Bay View Park (horse racing track) in 1864, the California Dry Dock Company in 1866, the San Francisco Butchers' Reservation ("Butchertown") in 1868, and the Chinese shrimp camps circa 1870. As the nearby waterfront and neighborhood industries (butchers, tanners, and meat packers) developed in the 1880s, the neighborhood saw a growth in its residential population, particularly due to the influx of new ethnic populations, including immigrants from Italy, Portugal, France, and Malta. By the 1890s, Sanborn Fire Insurance Maps illustrate open fields, cattle corals, and vegetable gardens interspersed among the dwellings. Residential development continued through the 1900s and after the 1906 Earthquake and Fire, and was particularly focused within the area bounded by Hudson Avenue to the north, Lane Street to the east, Quesada Street to south, and Quint Street to the west. With residential development came new amenities, including public parks, schools, and infrastructure, along with the first commercial corridors, which appeared along Railroad Avenue (3rd Street). In 1914, Bay View Park was established, and became the first public park within the neighborhood. Alongside the residential development, the meat packing and animal processing and shipbuilding industries flourished within the neighborhood in the 1910s. In the 1920s, 3rd Street was widened and repaved, and Bayshore Boulevard was constructed, in order to better connect the San Francisco to the Peninsula. As a result of this new street construction, residential development on either side of 3rd Street was spurred in the 1920s and 1930s, and Bayshore Boulevard developed as a commercial and light industrial transit corridor. As a result of the New Deal, new amenities were constructed within the neighborhood, including infrastructure improvements to Bayview Park on the top of Candlestick Hill in 1938, and the construction of Gilman Playground in 1939. In 1940, the Market Street Railway established a bus line along Innes Avenue to the Hunters Point Dry Dock, which coincided with the Navy's purchase of the Bethlehem Steel's Hunters Point Dry Docks. The Second World War was a significant event within the history of the neighborhood, due to the expansion of the Hunters Point Naval Shipyard and the significant increase in the African-American population. After the war, the neighborhood experienced several significant events, including the construction of Apparel City (1946-8), new public housing (1949), new speculative housing developments (such as Silver Terrace, Mt. St. Joseph, and Hunters Point Ridge), and construction of the Bay View Neighborhood Community Center (1954), Candlestick Park (1958) and the Wholesale Produce Market (1963). Today, the Bayview neighborhood retains much of its postwar character with a strong residential community and the remnants of a former vibrant industrial landscape.

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[1] Kelley & VerPlanck, *Historic Context Statement: Bayview-Hunters Point: Area B Survey, San Francisco, California* (February 11, 2010) pp. 31-32.

Although, the subject property is one of the earlier single-family residences within the surrounding neighborhood, it does not appear to have associations with any early significant development patterns or developers, nor it is an outstanding or rare example of a particular building type. The subject property was one of a few residences located within a heavily agricultural portion of the Bayview, which was primarily characterized by cattle corrals. Based upon this history and the consultant report, 2159 Quesada Avenue is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

None of the prior owners or individuals who lived at 2159 Quesada Avenue appears to be important to local, regional or national history.

Based on the consultant and Planning Department records, no persons of known historical significance appear to have been associated with the subject building; therefore, 2159 Quesada Avenue is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1907, 2159 Quesada Avenue is a two-story, single-family residence designed in a vernacular architectural style. No architect or contractor was uncovered. This residence is an example of a narrow vernacular residence, and is not particularly distinguished in form or detail.

Based on Planning Department records, 2159 Quesada Avenue is not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As a wood-frame, single-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a single-family residence, and does not embody any notable characteristics, which distinguish the building as historically significant.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 2159 Quesada Avenue is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 2159 Quesada Avenue was determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

The Department of Building Inspection (DBI) has only one recorded building permit application for the subject property. In 1929, F.L. Greeley, a contractor, filed for a building permit application to construct a one-story (9-ft tall) cottage adjacent to 2159 Quesada Avenue (addressed as 2135 Quesada Avenue) with a concrete foundation, garage doors, and front and rear stairs. Presumably, this cottage is likely the one-story garage setback along the residence on the west façade or the rear cottage located on the subject lot, which is no longer extant.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2159 Quesada Avenue was determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-Contributor to an eligible Historic District

☒ No Historical Resource Present

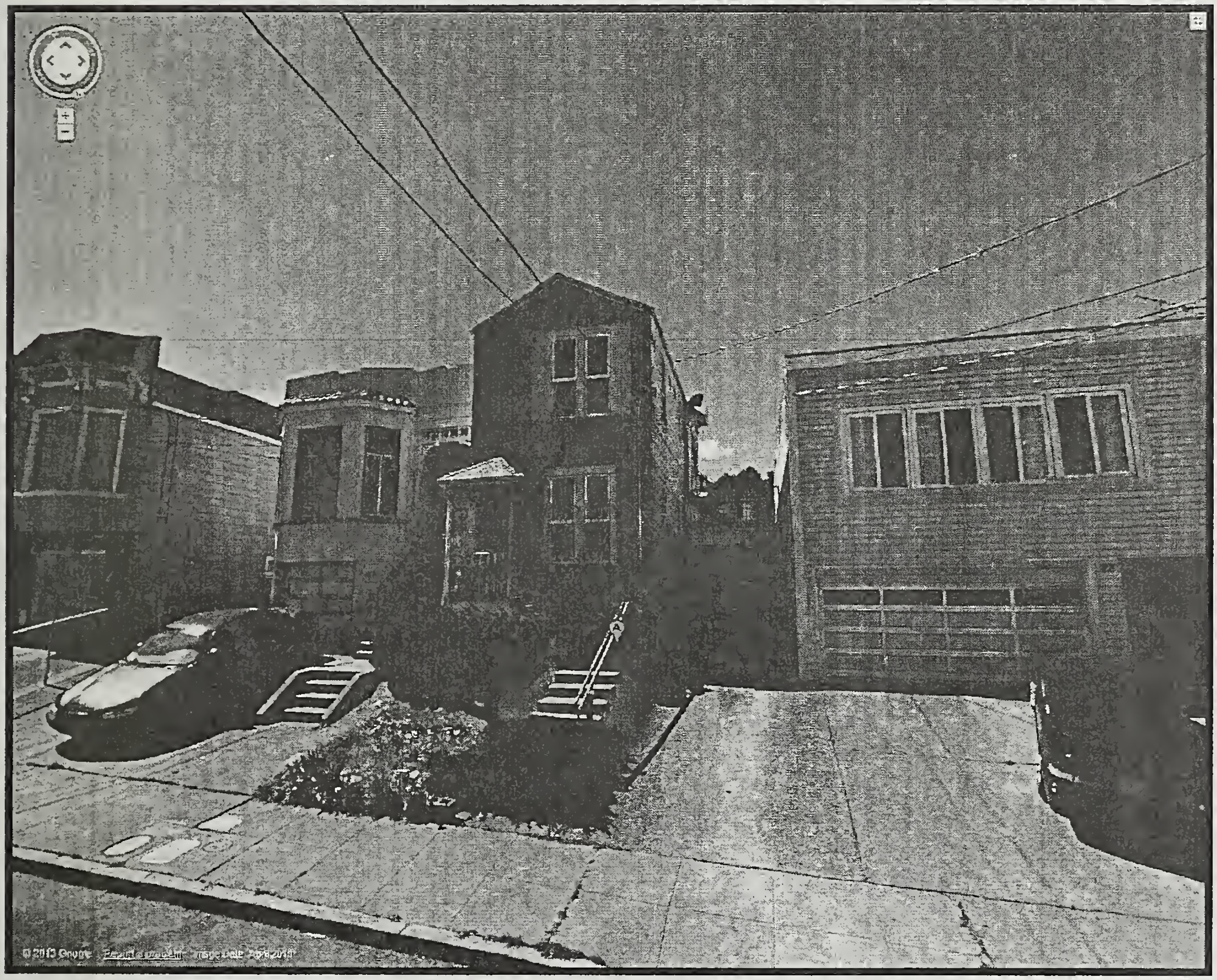
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 2/22/2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Tea
I:\Cases\2012\2012.0808

RS: G:\Documents\Environmental\2012.0808E 2159 Quesada Ave\HRER_2159 Quesada Ave_2013-02-19.doc

IMAGES



2159 Quesada Avenue
(Source: Google Maps, April 2011; Accessed February 15, 2013)

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SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2355 Scott St	BLOCK/LOT(S) 0979/033

CASE NO. 2012.1423E	PERMIT NO. 2012.0622.3267	PLANS DATED 4/15/12

☑ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

1/13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

AV **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.
The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 AV

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

gpH ☑ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

_____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ____________________

____

* cxst 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: 1/31/2013

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ____________________

____

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _____ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 cxst *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* _____

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

3/14/13
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	January 31, 2013
Case No.:	2012.1423E
Project Address:	2355 Scott Street
Zoning:	RM-1 (Residential -Mixed, Low Density) 40-X Height and Bulk District
Block/Lot:	0979/033
Date of Review:	January 31, 2013 (Part I)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

2355 Scott Street is located on a rectangular-shaped lot on the west side of Scott Street between Washington and Jackson Streets in the Pacific Heights neighborhood of San Francisco. The subject property measures 50 feet in width and 110 feet in length and is located within the RM-1 (Residential-Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.

The property is improved with a multi-family residential building with full lot coverage. The building was constructed in 1962 according to Assessor and building permit records. The subject building is a four-story, 12,757 square foot wood frame apartment building designed in a Modern architectural style. The buildings features 12 units.

The subject building at 2355 Scott Street is an example of a late twentieth century multi-family residential building related to the densification of the neighborhood in the late twentieth century. Building permit records indicate that the building has been minimally altered over time. Alterations include: installation of an awning over the main entry in 1970, reroofing in 1991, and regular maintenance and repair.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1962).

Neighborhood Context and Description

The subject property is located within the Pacific Heights neighborhood of San Francisco and faces the northwest corner of Alta Plaza Park. Pacific Heights became part of San Francisco in the 1850s through the Van Ness Ordinance, which created the Western Addition, a tract encompassing five hundred blocks between Larkin and Divisadero Streets. Between the 1850s and the 1870s, Pacific Heights was sparsely developed with a handful of dairy farms north of California Street, and several large weekend retreats for prominent businessmen on the blocks south of California Street. The rest of the district largely consisted of sand dunes and chaparral. The 1869 U. S. Coastal Survey map of San Francisco shows that only California and Sacramento Streets had been graded into the area from downtown, and the nearest horse car line operated along Polk and Sutter Streets.

Between the 1870s and the turn of the 20th century, Pacific Heights developed into a prestigious suburb for the downtown establishment as streets were graded and cable car lines extended westward. The blocks adjoining the cable car lines were quickly subdivided and built up by owner-occupants or builder-developers. Of the latter, the Hinkel family was one of the most prolific, as were The Real Estate Associates, a company which developed a three-block parcel of land between Sacramento, Clay, Webster and Pierce Streets in the early 1870s. More prevalent, however, were the individuals that contracted with builders and architects to construct their own dwellings. These houses typically fell into two categories: ornate three-story mansions on corner lots; and two-story, two-bay dwellings with bay windows on lots in the middle of the block.

Few of these extravagant Victorians survive, as many were demolished within a generation due to the rapidly accelerating property values in what had become San Francisco's most fashionable neighborhood. The buildings that took the place of the corner Victorians were of two basic kinds: elegant "community" or owner-occupied flats designed by fashionable architects, such as Edward E. Young and C.A. Meussdorfer, and apartment blocks of twenty to sixty units. Many of the latter were designed by H.C. Baumann. These buildings were designed in a variety of styles, ranging from Renaissance Revival to Spanish Colonial to the newly introduced Art Deco.

The Stock Market Crash of 1929 and ensuing Depression halted the construction of large apartment buildings. During World War II, the population of the City dramatically increased with an influx of workers. Many of the surviving Victorians in Pacific Heights were converted into boarding houses to accommodate working people, but when building activity revived in the 1950s, most of the remaining nineteenth-century residences were rapidly demolished. The new buildings constructed in the 1950s were generally stuccoed multi-story apartment buildings with little ornament other than balconies and large picture windows.

The neighborhood immediately surrounding 2355 Scott Street is primarily residential with a few neighborhood serving businesses. Buildings in this neighborhood date from a variety of eras and a few predate the 1906 Earthquake and Fire. The block containing 2355 Scott Street is dominated by four-story, multi-family residential buildings of varying ages and architectural styles, and a few late-nineteenth and early-twentieth century 1 to 2-story single-family dwellings.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by KDI Land Use Planning (dated November 12, 2012) and information found in the Planning Department files, Preservation staff finds that the subject building is not eligible for inclusion on the California Register under any criteria.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in 1962, the subject property is a non-descript, modern-era multi-family residence that is associated with late twentieth-century multi-family residential development in San Francisco. The development period of Pacific Heights spans from 1870 to 1929, and the construction date of the subject property post-dates this period. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Based on the research presented in the Historic Resource Evaluation prepared by KDI Land Use Planning, staff finds that the subject has no specific association with patterns of events in local or regional history such that would make it eligible for inclusion on the California Register under Criterion 1. Therefore, 2355 Scott Street is not eligible under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Records indicate that the original property owner was Paul A. Cornely. Subsequent owners included: The Brookstone Corporation, Samuel H. Holt and Iman N.S. Hook, Tad Grunner, Chang Kae and Bo Lynn Ihm, Founders Title Company, PHD Holdings, Inc, and 2355 Scott Street LLC.

Records show that none of the persons associated with the building are important to the local, regional or national past. Therefore, 2355 Scott Street is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
2355 Scott Street consists of a four-story, 12-unit multi-family residential building constructed in 1962. The building is one of several buildings constructed around Alta Park Plaza in the late twentieth century

to provide greater density in the Pacific Heights neighborhood. The wood frame building is modest in its appearance and has undergone few alterations over time.

Based on the information provided in the Supplemental Information Form prepared by KDI Land Use Planning and Planning Department records, 2355 Scott Street is not eligible for individual listing in the California Register under Criterion 3 (Architecture). As a multi-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a late twentieth century apartment building, and does not embody any notable characteristics, which distinguish the building as historically significant.

Research did not uncover any information about the building's architect, Schram, White and Wong, to indicate that they should be considered master architects. Research did not uncover any specific information about the individual architects in this partnership, William G. Schram, Ronald G. White or Robert B. Wong.

The property also does not appear to be located within a potential historic district. The development period for the Pacific Heights neighborhood was 1870 to 1929. The subject block and surrounding area is characterized by a mix of residential buildings with construction dates ranging from the late 1880s to the late twentieth century and as a whole lacks cohesion.

Therefore, 2355 Scott Street is not eligible under Criterion 3 individually or as part of a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

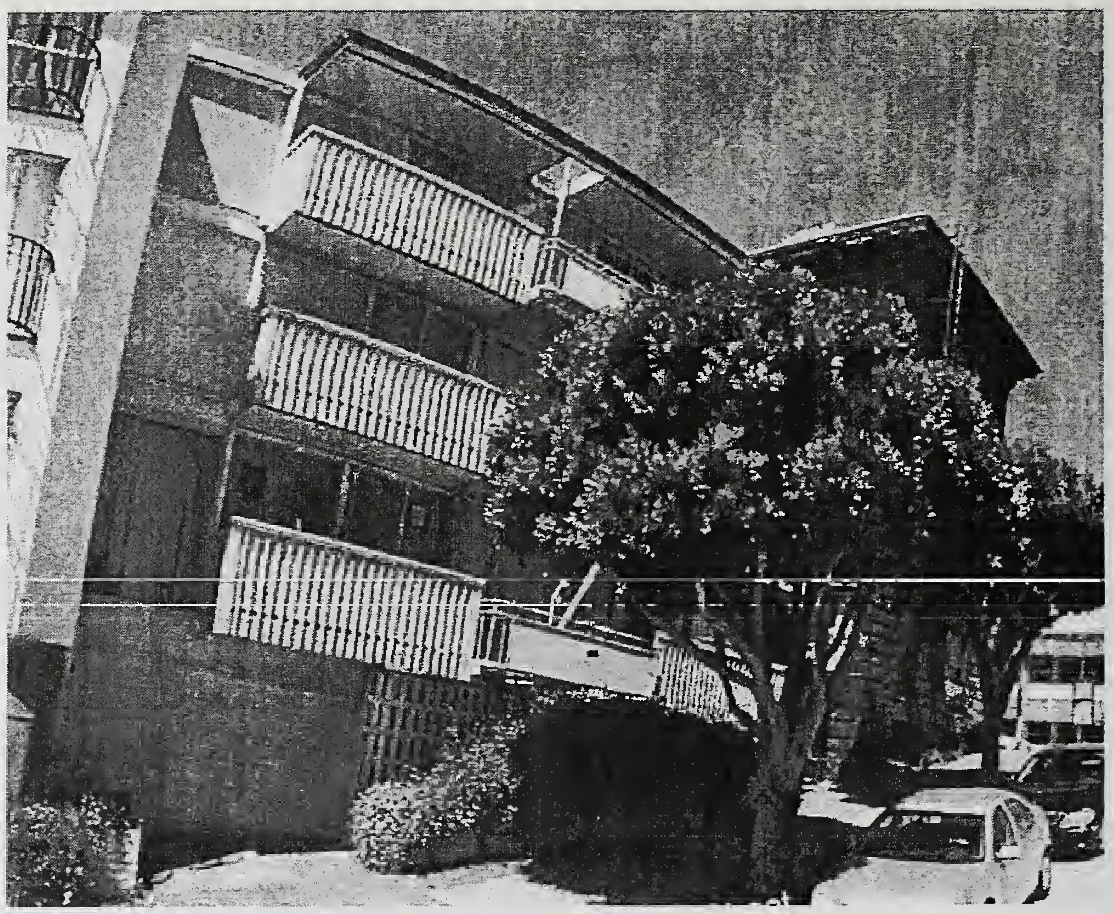
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 2-1-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\2355 Scott Street\2355 Scott Street_HRER Part I.doc

IMAGES



2355 Scott Street looking northwest. Image courtesy of Google StreetView.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: Rossi Playground

BLOCK/LOT(S):

CASE NO.: 2012.0634E

PERMIT NO.:

PLANS DATED:

☐ Addition/ Alteration (detailed below)

☑ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner).

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MS
10/23/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☐ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☒ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction,** or fences that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:
[illegible]

☐ Project does not conform to the scopes of work:
GO TO STEP 5

☐ Project involves 4 or more work descriptions:
GO TO STEP 5

☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. Interior alterations to publicly-accessible spaces.

______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______________________________

____

* ______ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: ______________________________

** Attach Historic Resource Evaluation Report*

b. Other, please specify: ______________________________

____

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

______
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Shelley Caltag
Planner's Signature

3/18/13
Date

Shelley Caltagirone
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	March 14, 2013
Case No.:	2012.0634E
Project Title:	**Rossi Playground Restroom Replacement**
Project Location:	Rossi Playground
Zoning:	P (Public), OS (Open Space)
Block/Lot:	1141/027
HP Planner:	Shelley Caltagirone, Preservation Planner (415) 558-6625 I shelley.caltagirone@sfgov.org
Date Reviewed:	March 15, 2013 (Part 1)

PART I: HISTORIC RESOURCE EVALUATION

Property Description

The existing restroom structure is built on the northeast corner of the subject 12,000-square-foot lot, which is located on the south side of Edward Street across from the main portion of the Rossi Playground, which bounded on the three other sides by Anza Street, Arguello Boulevard, and Rossi Avenue. The one-story, stucco-clad restroom structure is rectangular in plan, measuring approximately 40 feet by 11 feet, and topped by a flat roof. The building appears to have been constructed between 1935 and 1937 and is designed in a simple Mission-Revival style. The playground also contains several sport courts, two baseball diamonds, playground equipment, and a pool house. The playground is in a P (Public) Zoning District and an OS (Open Space) Height and Bulk District. Please refer to the Project Description provided by the Recreation and Parks Department (RPD) for a more detailed description.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The Rossi Playground restroom building was constructed between 1935 and 1937. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (more than 50 years old).

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

The Planning Department has determined that the subject property does not appear eligible for listing on the California Register as a building or as a contributor to a designed cultural landscape under any of the criteria. Please note that because the restroom building was constructed as part of the Rossi Playground, the whole site was evaluated for potential historical significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
The Rossi Playground and restroom building do not appear to be eligible under this criterion. Although the playground and restroom are associated with the expansion of the Recreation Commission in the 1930s and San Francisco's response to massive unemployment during the Great Depression, the Rossi Playground project was never fully realized so it does not strongly express the link to this period in the City's history. The Rossi Playground was originally designed by William Merchant with a playground, sport courts, baseball diamond, large field house, and stadium seating. Of these planned features, only the playground, courts, and diamond were completed. Moreover, the City retains several fully realized playground plans from this era, during which approximately 38 playgrounds were constructed, that retain strong historical integrity, including the Cabrillo and Fulton playgrounds with clubhouses. These playgrounds better represent the importance placed on recreation, educational and cultural facilities and programs during the 1930s by both the local and federal governments. Therefore, the Department finds that neither the Rossi Playground as a whole nor the accessory restroom building individually appear to qualify for the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant persons are associated with the subject property. The property is therefore determined not to be eligible under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The one-story, stucco-clad restroom structure is a rectangular in plan, measuring approximately 40 feet by 11 feet, and topped by a flat roof. The building appears to have been constructed between 1935 and

1937 and is designed in a simple Mission-Revival style. The Rossi Playground measures approximately 300,383 square feet and also contains several sport courts, two baseball diamonds, playground equipment, and a pool house. The pool house was constructed in 1956. The playground site was originally designed by master architect William G. Merchant. Plans dated 1937 and models of the site captured in photographs variously dated 1936, 1938 and 1941 in the public library's collection show that Merchant's design work began in the mid-1930s. The original design included a large field house in the Mediterranean-Revival style to be located mid-block on the Arguello Boulevard edge of the site. The steps and planters that would have flanked the building were constructed and are still extant, but the field house was never constructed, possibly due to the interruption of World War II. The plans and models show that the original design also included stadium seating at the southeastern corner of the site, which was never constructed either.

These significant omissions from Merchant's vision for the playground, in combination with the insertion of the Mid-Century Modern-style pool house in an area of the site not originally intended for development, result in a poor example of the master architect's work. Without the characteristic architecture associated with Merchant's playgrounds and with an altered site plan, the playground does not appear to rise to the level of historical significance required for association with an important designer. Neither does the playground appear to qualify as an important designed cultural landscape based purely on its type, period, region, method of construction, or possession of high artistic values. Lastly, the restroom building does appear to have been designed by Merchant as it matches some of the other restrooms constructed at his playgrounds throughout the City, but, as a standalone, utilitarian accessory building, it does not appear to have any individual architectural significance. Therefore, the Department finds that neither the Rossi Playground as a whole nor the accessory restroom building individually appear to qualify for the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property does not appear to have historical significance; therefore, a discussion of integrity is not applicable.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that *enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The subject property does not appear to have historical significance; therefore, a discussion of character-defining features is not applicable.

CEQA Historic Resource Determination

☐ Historical Resource Present
- ☐ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 3/15/2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

Existing Conditions
(Photos taken by RPD staff 7/03/12)

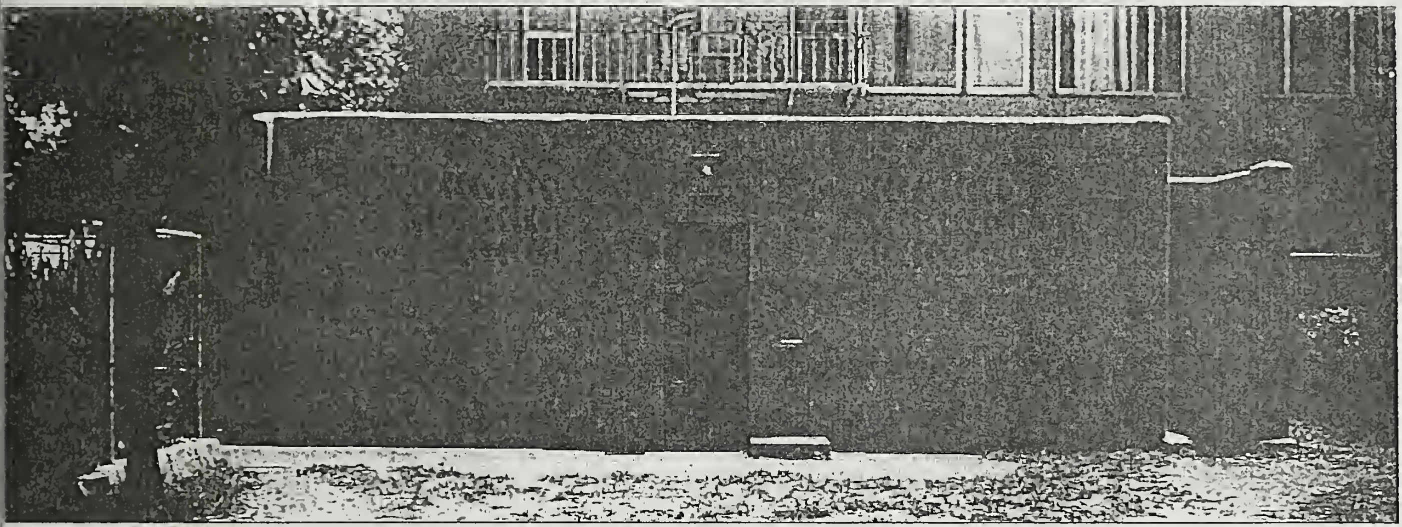

Figure 3. Front Elevation

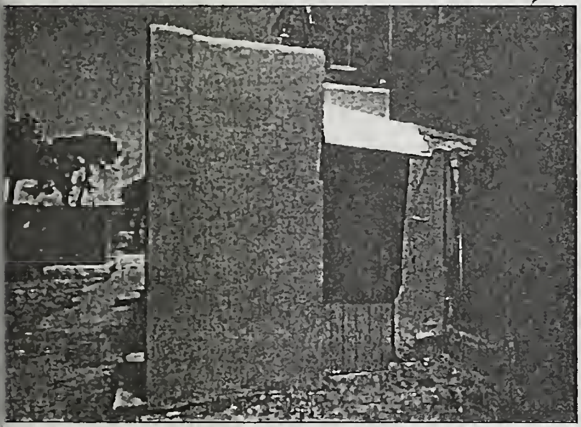

Figure 4. Side Elevation, showing add-on shed behind women's restroom entryway.

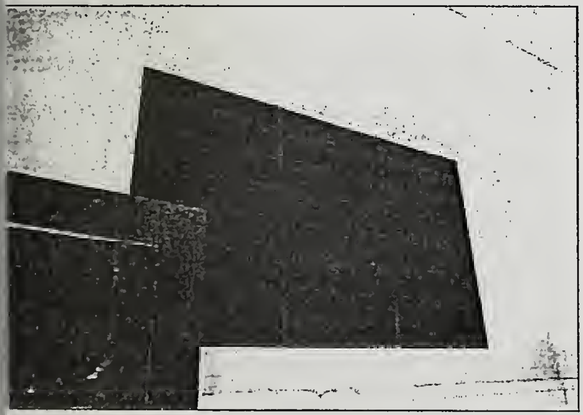

Figure 5. Window Interior, showing horizontal metal ouvers.

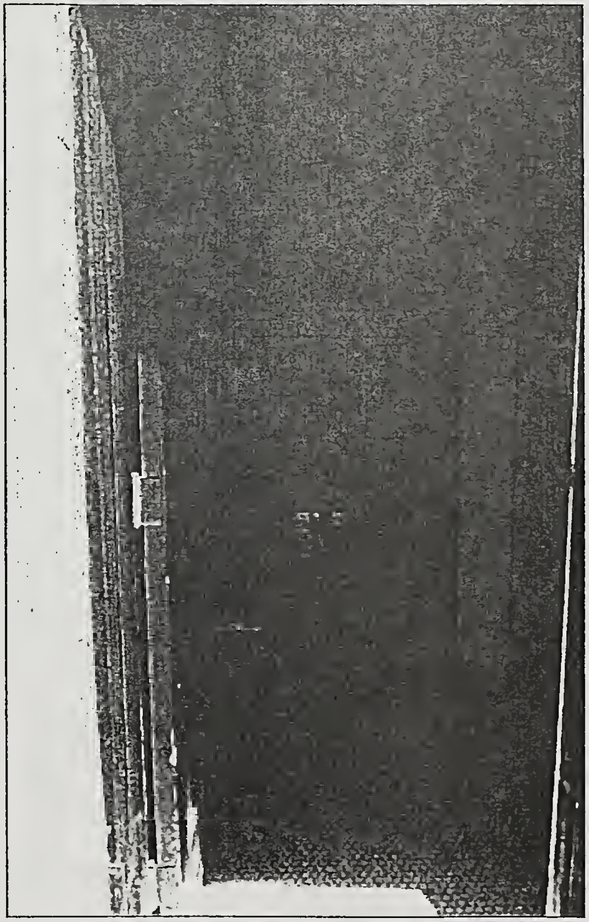

Figure 6. Interior (Women's Restroom)

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DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 200 Clayton Street	BLOCK/LOT(S) 1210/030

CASE NO. 2012.0850E	PERMIT NO. n/a	PLANS DATED 2/28/2013

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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____ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

____ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

____ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

____ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

____ 1. **Change of Use and New Construction** (tenant improvements not included).

____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

____ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:**
GO TO STEP 5

☐ Project **does not conform** to the scopes of work:
GO TO STEP 5

☐ Project involves **4 or more** work descriptions:
GO TO STEP 5

☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

GAH 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

GAH 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: Installation of new roof dormer, railings + roofdeck per HRER dated 3/6/13. (attached).

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 GAH
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

3/19/2013
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	March 6, 2013
Case No.:	**2012.0850E**
Project Address:	**200 Clayton Street**
Zoning:	RH-3 (Residential House, Three-Family) 40-X Height and Bulk District
Block/Lot:	1210/030
Date of Review:	January 29, 2013 (Part I) March 6, 2013 (Part II)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1898, the subject building at 200 Clayton Street is located on a rectangular-shaped lot measuring 25 feet by 106.25 feet on the southeast corner of Clayton and Hayes Streets in the Panhandle area of the Haight/Ashbury neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated January 29, 2013), the Department has determined that the subject property is eligible for inclusion on the California Register a contributor to a potentially eligible historic district under Criteria 1 and 3.

The subject building is located within the potential Panhandle Historic District, roughly bounded by Hayes Street to the north, Baker Street to the east, Page Street to the south, and Stanyan Street to the west.[1] The historic district appears to be eligible for listing in the California Register under Criterion 1 (Events) as the first neighborhood directly related to the establishment of Golden Gate Park and the Panhandle as a highly desired area for residential development and Criterion 3 (Architecture) as a neighborhood that embodies the distinctive characteristics of a type and period of design, containing a high concentration of architecturally cohesive buildings that were constructed between 1870 and 1915, when the area was developed for residential housing soon after the Golden Gate and Panhandle park land was deeded to San Francisco in 1870. This potential historic district has not been formally surveyed or evaluated. For the purposes of this HRER, the subject property at 200 Clayton Street was examined for its possible contribution to the potential historic district and no other buildings within the potential district boundary were evaluated in detail.

---

[1] No formal survey was conducted and these boundaries are approximate based on Sanborn Fire Insurance Map research, Assessor Records and windshield survey.

For the potential Panhandle Historic District, the character-defining features would include but are not limited to:

- Location in close proximity to the Panhandle;
- Wood frame construction;
- Two-to-three story height;
- Residential use;
- Elevated entry with stairs;
- Planter boxes or retaining walls in front setback, or no front setback;
- Single family or flats;
- Gable or flat roof;
- Victorian-era or Edwardian-era detailing;
- Double-hung, wood-sash windows;
- Square or angled bay windows;

200 Clayton Street is therefore considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: February 28, 2013 by Mark Horton Architecture.

Project Description

200 Clayton Street was constructed in 1898 and is a two-story over basement, single family, wood frame residence. The residence is designed in the Queen Anne architectural style and notable historic features include: wood sash windows (some with divided upper sash), horizontal wood siding; a full height angled bay window/tower; a decorative frieze and dentiled cornice between the first and second stories, a low concrete retaining wall around the front yard, and exposed rafters. Known alterations to the property include: construction of a garage in 1925; repair of roof and fire damage in 1939; installation of a rooftop dormer on the north facade, addition of windows and glass door to the patio, and interior modifications in 1970; installation of a second dormer on the north facade and interior modifications in 1971. Additional modifications include alteration of the frieze ornamentation, front yard retaining wall, iron fencing and front stair railing at an unknown date.

The proposed project includes the installation of a dormer along the north façade, demolition of a portion of the existing rear addition and creation of a roof deck.

In detail, 200 Clayton Street would be altered as follows:

- Demolition of a portion of the existing east addition.
- Construction of a new wood deck at first floor level in the location of the demolished portion of the east addition.

- Installation of a new rooftop dormer to match the two existing dormers on the north façade.
- Installation of wrought iron railings along the roof deck and garage detailed to match the existing historic railing on the building.
- Interior remodel

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the majority of the property's character-defining features and the resulting project would not materially impair the significance of the eligible historic resource.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will include the insertion of a rooftop dormer on the north façade, the demolition of a portion of the east addition to create a new roof deck, and the insertion of railings detailed to match the historic railings on the site. The proposed project maintains the historic character of the historic district, as defined by its character-defining features, which are composed of the following:

- Location in close proximity to the Panhandle;
- Wood frame construction;
- Two-to-three story height;
- Residential use;
- Elevated entry with stairs;
- Planter boxes or retaining walls in front setback, or no front setback;

- Single family or flats;
- Gable or flat roof;
- Victorian-era or Edwardian-era detailing;
- Double-hung, wood-sash windows;
- Square or angled bay windows;

The historic features of the property will be retained and new features will be detailed to match the character of the existing historic fabric. The new dormer will match the two existing rooftop dormers on the north façade, which are compatible alterations added to the property in 1970 and 1971. New railings will be detailed to match the existing wrought iron railings on the site. The removal of a portion of the existing rear addition will not alter the appearance of the building as enough of the original addition will be retained such that the evolution of this feature over time will be readily understood. The new roof deck will not be visible from the public right-of-way and will not alter the character or appearance of the property. These changes will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the historic district.

Therefore, the proposed project complies with Rehabilitation Standard 2.

> *Standard 3*
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project involves the addition of a rooftop dormer, installation of a roof deck and addition of railings. These features will be detailed to match the existing adjacent historic fabric, but will be recognized as new alterations and constructed of contemporary materials. Overall, the changes will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 5.*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes the retention of the property's character-defining features, including all features of the primary façade, the overall massing and proportion of the building such that its relationship to the historic district will be unchanged. Proposed changes such as the addition of a rooftop dormer, alteration of the rear addition, and creation of a roof deck and railings will not alter the distinctive materials, features, finishes and craftsmanship that characterize the historic district.

Therefore, the proposed project complies with Rehabilitation Standard 5.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be*

> *compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project will result in minimal change to the character-defining features of the historic district and will be detailed to match the historic materials, features and spatial relationships that characterize the subject property within the historic district.

The new rooftop dormer is designed to match the existing compatible dormers in form, materials and detailing and the insertion of this element will not alter the character of the property. The demolition of a portion of the rear addition and creation of a roof deck will minimally alter this portion of the building and enough of the original addition will remain to understand the character and evolution of this portion of the property. New railings are designed to match the existing railings in-kind and will feature a minor modification (use of straight iron members instead of twisted members) so that the new materials clearly read as contemporary interventions. The new additions to the property will be read as contemporary alterations and will be compatible with the materials, features, size, scale, proportion and massing of the historic property.

Therefore, the proposed project complies with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Proposed new construction will not alter the overall form and integrity of the historic property and will be constructed of compatible materials and detailed to match the proportion and detailing of the existing historic features. If these new features were removed in the future, the essential form and integrity of the property and historic district would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 3/15/2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\200 Clayton\200 Clayton Street HRER_Part II.doc

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DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 645 Capp Street	BLOCK/LOT(S) 3615/082

CASE NO. 2012.0245E	PERMIT NO. 2011.1028.7873	PLANS DATED 2/28/13

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

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☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** **GO TO STEP 5**

☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure *or* is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:**

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

GAH 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

GAH 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

GAH 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

** Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

GAH *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

3/19/2013
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	February 28. 2013
Case No.:	**2012.0245E**
Project Address:	**645 Capp Street**
Zoning:	RTO-M (Residential – Transit-Oriented-Mission) 40-X Height and Bulk District
Block/Lot:	3615/082
Date of Review:	October 17, 2012 (Part I) February 28, 2013 (Part II)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1879, the subject building (rear cottage) at 645 Capp Street is located on a flag lot on the east side of Capp Street between 21st and 22nd Streets in the Mission neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated October 17, 2012), the Department has determined that the subject property is eligible for inclusion on the California Register as an individual resource under Criterion 3 as a rare example of an early vernacular residence in the South Mission neighborhood of San Francisco

The front building at 647-653 Capp Street was found to be ineligible for listing in the California Register as part of the South Mission Historic Resource Survey and given a California Historic Resource Status Code of 6Z.

The character-defining features of 645 Capp Street include:

- Simple rectangular plan with side entry,
- Gable roof form,
- Horizontal wood siding,
- Double-hung wood windows with decorative surrounds,
- Decorative entry door surround and detailing (including decorative brackets, pilasters and transom).

645 Capp Street is considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the Calif-

ornia Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: 2/28/2013 by Pacific Design Group, Inc.

Project Description

645 Capp Street was constructed in 1879 and is a one-story over basement, wood-frame residence capped with a gable roof. The property is also improved with a two-story over garage residential flats building known as 647-653 Capp Street and constructed in 1944 according to Assessor records. The front building is a four-unit residential residence designed in a Modern architectural style. 645 Capp Street is accessed via a narrow walkway to the north of 647-653 Capp Street, secured by a metal gate.

The proposed project includes the construction of an approximately 58-square-foot horizontal addition at the southeast corner of the building, addition of eight window openings, and addition of two exterior door openings at the ground floor.

In detail, 645 Capp Street would be altered as follows:

- West façade:
    - Retention of all existing historic window and door openings and surrounds on the upper story.
    - Insertion of a single, fixed wood-sash window at the basement level with trim detailed to match existing historic window trim.
- South façade:
    - Retention of two existing historic windows and surrounds on the upper story.
    - Insertion of two new windows on the upper story to match the proportions and detailing of the existing.
    - Insertion of one new window on the basement level to match the proportions and detailing of the existing.
    - Insertion of a new glazed wood door at the basement level.
- East façade:
    - Retention of one existing historic window opening and surround at the upper story.
    - Insertion of two new windows on the upper story to match the proportions and detailing of the existing
    - Insertion of two new windows on the basement level (one fixed and one double-hung to match proportions and detailing of the existing).
    - Insertion of a glazed wood door at the basement level.
- North façade:
    - No changes.

- General:
    - Rearrangement of interior partitions on the first floor and creation of rooms on the basement level accessed by an interior stair.
    - Construction of a full-height, 58-square foot horizontal addition at the southeast corner of the building. The wood siding, fascia and trim detailing of the addition will match the existing historic detailing on the exterior of the building.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the majority of the property's character-defining features and the resulting project would not materially impair the significance of the eligible historic resource.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 2.*
>
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will include the insertion of window and door openings and the construction of a 58-square foot addition. The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are composed of the following:

- Simple rectangular plan with side entry,
- Gable roof form,
- Horizontal wood siding,
- Double-hung wood windows with decorative surrounds,

- Decorative entry door surround and detailing (including decorative brackets, pilasters and transom).

The historic character of the subject property will be retained. Historic features will be retained and new features will be detailed to match the character of the existing historic fabric. The historic rectangular plan, roof form, wood siding, entry stairs, door and decorative surround, and the majority of the existing windows will be retained. These changes will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize a property.

Therefore, the proposed project complies with Rehabilitation Standard 2.

> *Standard 3*
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project involves the addition of window and door openings and a small horizontal addition. These features will be detailed to match the existing adjacent historic fabric, but will be recognized as new alterations and constructed of contemporary materials. Overall, the changes will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 5.*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes the retention of the majority of the character-defining features, including decorative door and window surrounds and the addition of new window and door openings detailed to match the historic fabric. These changes will not alter the distinctive materials, features, finishes and craftsmanship that characterize the property.

Therefore, the proposed project complies with Rehabilitation Standard 5.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project will result in minimal change to the character-defining features of the property and will be detailed to match the proportions and detailing of the property's character-defining features.

The addition is small in scale and defers to the overall form and massing of the original building. The materials and general design of the addition maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall historic materials, features and spatial relationships. The new windows and doors are constructed of wood and are designed with proportions and trim to match the existing historic features. These elements will be read as contemporary alterations and will be compatible with the materials, features, size, scale, proportion and massing of the historic property.

Therefore, the proposed project complies with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Proposed new construction will not alter the overall form and integrity of the historic property and will be constructed of compatible materials and detailed to match the proportion and trim of the existing historic features. If these new features were removed in the future, the essential form and integrity of the property would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II:SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 3/15/2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Rich Sucre, Project Planner

GH: G:\Documents\HRER\645 Capp Street\645 Capp Street HRER_Part II.doc

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PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 930 Shotwell	BLOCK/LOT(S) 3641/076

CASE NO. 2012.0885E	PERMIT NO.	PLANS DATED Received 12/4/12

☐ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☒ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

1/13 ☑ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP 08/23/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: **GO TO STEP 5**

☐ Project does not conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ________________________________

____

* _______ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: 3/6/13 4Rev

** Attach Historic Resource Evaluation Report*

b. Other, please specify: ________________________________

____

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

____
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* _______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature ________________________________

Date 3/6/13

Print Name Rich Sucre'

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.:	**2012.0885E**
Project Address:	**930 Shotwell Street**
Zoning:	RH-2 (Residential, House, Two-Family) Zoning District 40-X Height and Bulk District
Block/Lot:	3641/076
Date of Review:	March 18, 2013 (Part II)
Staff Contact:	Richard Sucre (Preservation Planner) (415) 575-9108 richard.sucre@sfgov.org

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PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Currently, the project site is largely vacant and only contains a non-contributing garage structure and a couple of mature trees. The immediate area along Shotwell Street consists largely of two- and three-story single-family and multi-family residential properties. Predominant architectural styles in this area date from the Victorian-era and include variations of Greek Revival, National, Italianate, and Stick-Eastlake.

As part of the adopted South Mission Historic Resource Survey, the subject parcel was included as a non-contributing resource to the eligible Central Mission Shotwell Street Historic District, which was found eligible for listing in the National Register of Historic Places under Criterion C (Design/Construction).

As noted in the South Mission Historic Resources Survey documentation, the eligible Central Mission Shotwell Street Historic District is described as follows:

> This north-south linear area in the central Mission District resembles an "ideal" Victorian-era suburban neighborhood: a corridor of mostly high-style architecture and detached, single-family dwellings for the 19th-century middle classes. Located between very early streetcar lines on Howard (South Van Ness Avenue) and Folsom Streets, the area developed as one of the Mission's early, prototypical residential neighborhoods.
>
> This historic district, comprised of 134 contributors and 182 total properties, contains significant concentrations of some of the oldest extant properties in the Mission District, as well as some of the area's finest architectural examples. Here may be found extraordinarily well-preserved buildings that date to the mid- 1860s, including largely unaltered Greek Revival and "National" style folk residences, as well as extremely early Italianate style dwellings. In addition, the district includes grand townhomes, flats and residences from the early 1870s through the turn of the century. Shotwell Street, one of

> San Francisco's most representative and best-preserved 19th-century streetscapes, serves as the north south spine of the district. The district also includes remnants of the famed "mansion row" along South Van Ness Avenue, formerly prestigious Howard Street, and portions of Folsom Street. (Pages 1-2)
>
> Highlights of the historic district include the block bounded by South Van Ness Avenue and Shotwell, 20th, and 21st Streets, which is one of the best-preserved historic blocks in the southern Mission District. The Shotwell Street segment features Greek Revival-style and Italianate-style residences, generously set back from the street on their lots, and dating from the mid-to-late 1860s. The South Van Ness Avenue (Howard Street) portion likewise includes 1860s Italianate style buildings, as well as several outstanding residences including the John Coop home at 959 South Van Ness—one of San Francisco's most dramatic Queen Anne-style mansions. Further south along Shotwell Street between 21st and 22nd Streets are more examples of Greek Revival-style dwellings, mirrored rows of Italianate-style townhouses with angled bays, flat-front Italianate-style residences, and a very rare example of an L-shaped one-story Italianate-style cottage. Another highlight of this district includes seven single-family dwellings designed in early Italianate styles (ca. 1875) located on the west side of Folsom Street south of 25th Street. Five of the houses are flat-front designs and two feature angled bay windows running full height to the cornice. This grouping is distinguished by a shared development history, architectural cohesion and remarkable state of preservation. Several buildings appear to retain their original site walls and iron fencing, and none have garage additions to their front facades. (Pages 3-4)

Therefore, for the purposes of the California Environmental Quality Act (CEQA), a historic resource is present in the immediate vicinity of the project site.

PROPOSED PROJECT ☐ Demolition ☐ Alteration ☒ New Construction

PER DRAWINGS DATED: Received December 6, 2012; by Bill Egan, Architect

PROJECT DESCRIPTION

The proposed project includes new construction of a four-story, two-unit residence with a four-car garage. There is an existing, one-story structure on the project site, which would remain in place and be rehabilitated as a multi-purpose room. The design of the new residence would be contemporary in character with more traditional finishes and features, including horizontal tongue and groove wood siding, double-hung wood-sash windows, and stucco siding.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project would be a contemporary and compatible infill within the eligible Central Mission Shotwell Street Historic District.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

- VerPlanck Historic Preservation Consulting, *Historic Resource Evaluation, 930 Shotwell Street, San Francisco, California* (June 4, 2012); and
- VerPlanck Historic Preservation Consulting, *Memorandum, 930 Shotwell Street* (October 25, 2012).

The Department finds that the proposed project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the applicable Secretary's Standards:

> ***Standard 2.***
> *The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

The proposed project maintains and does not impact the surrounding historic district's character-defining features, which include:

- Common front setback and façade alignment
- Street width
- Elevated main floor level (either constructed over a built understory or on a hill defined by a retaining wall above the street)

- Prominent straight-run front entry stairs leading directly to the main entrance
- Retaining walls along the sidewalk or front yard
- Cast iron fences and gates
- Horizontal wood siding and ornamental wood trim
- Two- to-three-story massing (typically elevated above grade)
- Asymmetrical composition
- Covered porches, recessed entries, and bracketed canopies
- Bay windows
- Wood-sash double-hung or picture windows
- Prominent roof cornice lines and projecting eaves
- Victorian-era ornamentation (broad eaves, soffits, scroll sawn brackets, paneled fascia boards, cornices, bracketed or pediment openings, carved panels, incised ornament, carved or fluted architraves, and columns).[1]

The existing one-story structure does not contribute to the subject property's historic character and is a non-contributing feature. Further, the proposed project does not physically impact or visually obscure the adjacent historic residences. Therefore, the proposed project complies with Rehabilitation Standard 2.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project includes retention of the existing one-story, non-historic structure and construction of a new four-story, two-unit dwelling on the eastern portion of the subject lot.

The new construction is clearly distinguished in form and massing, and would not physically impact any historic materials or features of the surrounding historic residences. The surrounding district features a range of historic properties that are two-to-four-stories in height. The new residence matches the setback of the neighboring properties, and maintains an elevated entryway along the primary façade along Shotwell Street. The new residence features a side setback, which is consistent with the character of the side setback areas within the surrounding historic district, and also provides for a code-complying rear yard. Further, the new construction is compatible with the historic residence in the usage of horizontal wood siding and wood-sash windows on the exterior, and through the projecting rectilinear bay window, which echoes the existing project balconies. Therefore, the proposed project complies with Rehabilitation Standard 9.

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[1] This list of character-defining features was compiled from a previous environmental determination. See Carey & Company, *658-666 Shotwell Street Historic Resource Evaluation and Project Analysis for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties* (March 29, 2010).

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project includes construction of a new four-story residence. This new residence may be removed without impacting the essential form and integrity of the surrounding eligible historic district, since the new construction does not physically impact any historic features of the surrounding historic properties. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 3/18/2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Planning Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
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SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2880 Vallejo St.		BLOCK/LOT(S) 0955/016
CASE NO. 2012.0228E	PERMIT NO.	PLANS DATED 04/10/09

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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________ **Slope>20%:** Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Geotechnical report required and a Certificate or higher level CEQA document required – if uncertain, consult with EP

________ **Landslide Zone:** Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Geotechnical report required and a Certificate or higher level CEQA document required – if uncertain, consult with EP

________ **Seismic, Flooding, and Liquefaction Zones:** Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zones?

Consult with EP

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

Consult with EP to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ ~~**Category A: Known Historical Resource** GO TO STEP 5~~

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
2. **Interior alterations to publicly-accessible spaces.**
3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

   Specify:

9. **Reclassification of property status** to Category C

   a. Per Environmental Evaluation Evaluation, dated: 3/18/13

   * *Attach Historic Resource Evaluation Report*

   b. Other, please specify:

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:
(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.*

☑ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date: 3/19/13

Print Name: Rich Sucre

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT **MEMO**

Historic Resource Evaluation Response

Case No.: 2012.0228E
Project Address: 2880 Vallejo Street
Zoning: RH-1(D) (Residential, House, One-Family (Detached Dwelling)) Zoning District
40-X Height and Bulk District
Block/Lot: 0955/016
Date of Review: March 18, 2013 (Part 1)

Staff Contact: Richard Sucre (Preservation Planner)
(415) 575-9108
richard.sucre@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1902, 2880 Vallejo Street is a two-and-a-half-story-over-basement, single-family, wood-frame residence located in the Cow Hollow neighborhood. Designed in a First Bay Tradition/American Foursquare architectural style by builder, C. P. Moore, this residence features a hip roof, wood shingle siding, and double-hung wood-sash windows. Other notable building features include the projecting hip-roof dormer, brick chimney, and deep projecting cornice line with modillion blocks.

The subject property is located on a rectangular lot measuring approximately 37 ft x 125 ft on the north side of Vallejo Street between Baker and Broderick Streets. The property is located within RH-1(D) (Residential, House, One-Family (Detached Dwelling)) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register. Therefore, the building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1902).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Vallejo Street has a relatively cohesive neighborhood character composed largely of two- and three-story single-family residences largely constructed between 1900 and 1920. The surrounding area features a varied mix of architectural styles with examples of Tudor Revival, Spanish Colonial Revival, Classical Revival, French Provincial, First Bay Region Tradition, Mid-Century Modern, and Contemporary. No other designated or surveyed historic districts are located within the vicinity of the subject property.

As noted within the consultant report, the surrounding neighborhood does not appear to be a historic district, as based upon an abbreviated reconnaissance survey of the surrounding properties along Vallejo Street between Lyon and Divisadero Streets. While it is clear that a number of residences were designed by well-known and highly prolific architects, as a collection, these residences do not share enough of a shared history to be defined as a historic district.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Department staff finds that the subject property at 2880 Vallejo Street is not eligible for inclusion in the California Register of Historical Resources (California Register).

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

- Page & Turnbull, *Historical Resource Evaluation: 2880 Vallejo Street, San Francisco, California* (September 14, 2010; Prepared for Thayer Hopkins Architects).
- Page & Turnbull, *Historic Resource Evaluation Addendum: 2880 Vallejo Street, San Francisco, California* (December 19, 2012

Based on the following criteria, the subject property is not eligible for listing in the California Register of Historical Resources:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No

Period of Significance: n/a	Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1904 by builder C.P. Moore, 2880 Vallejo Street was designed as a single-family residence in the Cow Hollow neighborhood for the original owner, Frederick A. Gardner, who was a chief engineer at the Union Iron Works. For its entire history, the subject property has been used as a single-family residence. Little change has occurred to the property over its lifetime.

Incorporated into San Francisco in 1850, the Pacific Heights/Cow Hollow area was originally part of the Western Addition Annexation. One of the distinctive features of this area was a lagoon that was affectionately known as Spring Valley, and later Washerwoman's Lagoon in the 1850s. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with a few wealthy vacation homes scattered throughout, largely in the eastern portion of the neighborhood. Beginning in the 1870s, this portion of San Francisco began to develop from farmland and open space to a residential area. In 1882, Washerwoman's Lagoon had been infilled due to the large amount of waste, chemicals, and sewage. During this time, the Cow Hollow neighborhood began to coalesce into a residential neighborhood with the boundaries defined by Lombard Street, Van Ness Avenue, Broadway Street, and Presidio Avenue. By the late 1880's, the Pacific Heights/Cow Hollow neighborhood was well known as one of the City's most fashionable neighborhoods. In 1895, a trolley line opened on Fillmore Street, thus connecting Cow Hollow to the neighboring Pacific Heights neighborhood. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Several prominent San Franciscans' had homes in the area, such as Frank Pixley, William McElroy, and Mayor Ephriam Burr. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes were demolished to make way for larger apartment-style buildings and extravagant homes. The area was not greatly affected by the 1906 Earthquake and Fire, and has continued to be residential in character with notable smaller commercial areas along Union, Fillmore, and Lombard Streets.

Although, the subject property is one of the earlier properties within the surrounding neighborhood, it does not appear to have associations with any significant events or early development. Based upon this history and the consultant reports, 2880 Vallejo Street is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Subsequent to Frederick A. Gardner, 2880 Vallejo Street was owned by several different individuals and families, including: Elise Duncan (1922); Ruth Loupe (1922 to 1949); Leslie Loupe Stephens and William G. H. Stephens (1949 to 2004); Michael and Mary Sangiacomo (2004 to Present). None of these individuals appear to be important to local, regional or national history.

Based on the consultant reports and Planning Department records, no persons of known historical significance appear to have been associated with the subject building; therefore, 2880 Vallejo Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1904, 2880 Vallejo Street is a two-and-a-half-story-over-basement, single-family, wood-frame residence designed in a First Bay Tradition/American Foursquare architectural style by builder, C. P. Moore.

Arriving in San Francisco in 1877, Charles P. Moore was a carpenter and builder in San Francisco from 1877 to 1914, as noted by San Francisco City Directories. From the 1880s to 1890s, C.P. Moore was associated with the carpentry firm, Moore Brothers, which was a partnership with his brother, George H. Moore. By the early 1900s, C.P. Moore had established the C.P. Moore Building Company, who were general contractors that frequently moved office locations around San Francisco. Little information was uncovered on the history and work of this firm. None of their work appears in architectural periodicals or publications from the time period. Therefore, C.P. Moore does not appear to be a master architect or builder.

The First Bay Tradition is a Bay Area iteration of the East Coast Shingle style, and was popular between 1895 and 1917. The four key elements of the First Bay Tradition included: utilization of natural materials (such as cedar, redwood, oak, brick or stone); combination of traditional craftsmanship and historic motifs (such as Doric columns and Gothic arches) with modern building materials and construction techniques (such as plate glass windows, reinforced concrete and asbestos siding); integration with surrounding through site-sensitive designs and natural materials and by "bringing the outdoors indoors" through usage of large expanses of glass, balconies, and decks; and, creating each building as a unique design unto itself that meets the needs of the client and nearby community. 2880 Vallejo Street possesses some of these characteristics, but not all of them. As noted by the consultant, the interior of the subject property appears to emphasize the First Bay Tradition in its craftsmanship, while the exterior appears to relate better to the American Foursquare architectural style, as evidenced by the overall asymmetrical organization, painted shingles, and boxy massing. 2880 Vallejo Street is an example of a First Bay Tradition/American Foursquare single-family residence, but is not particularly distinguished or exemplary within the context of other First Bay Tradition or American Foursquare residences in San Francisco.

As noted above, the subject property does not appear to contribute to any collection of properties that could be found eligible for listing as a historic district. 2880 Vallejo Street is located in a residential neighborhood consisting of large single-family homes. Based upon an abbreviated reconnaissance survey of the area between Divisadero, Lyon, Green and Vallejo Streets, the neighborhood is varied in architectural style with examples of Tudor Revival, Spanish Colonial Revival, Classical Revival, French Provincial, First Bay Region Tradition, Mid-Century Modern, and Contemporary. Of the 78 properties examined, the dates of construction include: (1) from the 1890s; (23) from the 1900s; (22) from the 1910s; (14) from the 1920s; (3) from the 1930s; (1) from the 1940s; (6) from the 1950s; (1) from the 1960s; (1) from the 1970s; one from the 1990s; and, one vacant lot. While the neighborhood possesses a number of individually distinguished architectural resources, the immediate neighborhood does not have sufficient cohesion to constitute an eligible historic district, since it does not appear to relate to an important development period, consistent architectural vocabulary or a distinct group of architects.

Based on the information provided in consultant reports and Planning Department records, 2880 Vallejo Street is not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As a single-family residence, the subject property is certainly interesting in terms of its style and character, but it does not appear to warrant individual recognition for listing in the California Register, since it does not possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a single-family residence, and does not embody any notable characteristics, which distinguish the building as historically significant. C.P. Moore does not appear to be a master architect or builder.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 2880 Vallejo Street is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 2880 Vallejo Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

Since its initial construction as a single-family residence, the subject property has had only a few documented alterations, including: kitchen remodel and replacement of two windows (1965); and, replacement of wood shingle siding on front façade (1993).

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2880 Vallejo Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-Contributor to an eligible Historic District

- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 3/18/2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2012.0228

RS: G:\Documents\Environmental\2012.0228E 2880 Vallejo St\HRER_2880 Vallejo St_2013-03-18.doc

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS Washington Square	BLOCK/LOT(S) 0102/001

CASE NO. 2012.1169E	PERMIT NO. n/a	PLANS DATED 3/13/2013

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

/13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner).

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MR
10/04/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ Category A: Known Historical Resource **GO TO STEP 5**

☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: **GO TO STEP 5**

☐ Project does not conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

gaH 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: demolition of existing 1958 Restroom building and construction of a new Restroom/storage building in same location. See attached HRER dated 3/14/13.

* ______ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5,
Preservation Planner MUST review
& initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 gaH

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

3/21/13
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	March 14, 2013
Case No.:	**2012.1169E**
Project Address:	**Washington Square**
Zoning:	P (Public) OS (Open Space) Height and Bulk District
Block/Lot:	0102/001
Date of Review:	March 14, 2013 (Part II)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Washington Square is located on an irregular shaped block bounded by Columbus Avenue, Filbert, Stockton, Union and Powell Streets in the North Beach neighborhood of San Francisco. The property was originally established as a park in 1850 and re-designed in 1958 according to a master plan by Douglas Baylis and Francis Joseph McCarthy. The subject property was listed as San Francisco Landmark 226 in 1999.

According to the *Washington Square: Final Landmark Designation Case Report* (Case No. 1998.270L, dated April 1999) and the *Washington Square Convenience Station Historic Resource Evaluation* prepared by Page & Turnbull (February 1, 2013) the character-defining features of the site are:

- Flat topography featuring a large central lawn and smaller peripheral lawns;
- Internal circulation paths, as well as the perimeter sidewalks that function as a promenade;
- The children's playground;
- Views of downtown San Francisco, Coit Tower, nearby neighborhoods, and Saints Peter and Paul Church across Filbert Street;
- Monuments and sculptural objects, including the survey marker, statue of Benjamin Franklin, and Volunteer Firemen Memorial, and their locations
- The Juana Briones California State Historical Marker (the landmark nomination specifically states that its exact location is not significant, and that it is not considered a significant piece of public art);
- Wood benches installed in 1958;
- Convenience station (public restroom);

- Trees from the 1957-58 redesign;
- Planting beds from the 1957-58 redesign;
- Pre-1958 landscaping that was retained by the 1957-58 redesign; and
- Repeating geometric patterns of architectural and landscape elements, especially the stepped and cog-like patterns.

Washington Square is considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: March 13, 2013 by Paulett Taggart

Project Description

Washington Square was established in 1850 and re-designed in 1958 according to a master plan by Douglas Baylis and Francis Joseph McCarthy, both prominent master designers of the Mid-Century Modern period. The 2.26-acre city park includes a large central lawn transected by concrete walking paths, benches, monuments and large trees and smaller shrubs and plantings. The park includes the subject building, a one-story convenience station (restroom/storage facility), located at the northwest corner of the park. The convenience station is designed in the Modern architectural style and its notable historic features include: one-story massing, location at the northwest corner of the park, asymmetrical gable roof form, irregular saw-tooth plan angled at a 45 degree angle away from Filbert Street, brick and stucco façade materials, wide overhanging roof eave, and associated shrubs and vegetation at the base of the building. Known alterations to the property include: installation of a chain link fence enclosure on the north side of the building at an unknown date, and alteration of the associated planting beds and vegetation.

The proposed project includes the replacement of the existing bathroom with a new bathroom/storage building at the northwest corner of the park.

In detail, Washington Square would be altered as follows:

- Demolition of the existing 291 square-foot restroom and park storage building;
- Construction of a new 625 square-foot restroom/storage building.
- Alteration of adjacent pathways and landscaping to accommodate the new building and ADA accessibility.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the majority of the property's character-defining features and the resulting project would not materially impair the significance of the historic resource.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project would retain the subject property's use as a public open space, and would maintain the area's historic character. The existing convenience station is not ADA accessible and a larger building is required to achieve accessibility while maintaining an adequate number of restrooms to accommodate the large number of visitors to the park. Reuse of the existing building would not adequately meet the facility and maintenance needs of this busy park. A new convenience station will be constructed in the same location as the existing building. The construction of the new building will require minimal change to the materials, features, spaces and spatial relationships that characterize the property and the character of the park as a whole will not be changed as a result of the project.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will include the replacement of the existing 1958 convenience station with a new building that is approximately double the existing square footage. The proposal includes renovation of the adjacent pathways to improve the ADA accessibility of the site and installation of additional foundation plantings around the new building to soften the appearance of the Filbert Street façade. The proposed project maintains the historic character of the landmark, as defined by its character-defining features described above. Although the existing convenience station is a character-defining feature of the landmark, the removal of this single feature will not impair the significance of Washington Square. The new building is designed to fit within the existing context of the landmark site and draws upon the historic characteristics of the existing building such that staff finds the new building to be compatible infill construction. The proposed project will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the landmark.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves the addition of a new convenience station in the location of the existing convenience station. The new building is contemporary in design and overall, the proposed project will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project retains the majority of the property's character-defining features, including the overall site plan, topography, circulation pathways, views, vegetation, monuments, benches and related features of the 1958 master plan for the park. The design of the new convenience station draws upon the existing materials seen throughout the park, including concrete and wood. The new building also draws upon the materials, finishes and construction of the existing convenience station, specifically construction of a one-story building with wide overhanging eaves and an asymmetrical roof form, surrounded by vegetation at the northwest corner of the park. The overall proportion of the building and its relationship to the landmark will be unchanged. The proposed project will not alter the distinctive materials, features, finishes and craftsmanship that characterize Washington Square.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project will result in minimal change to the character-defining features of Washington Square and will be detailed to match the historic materials, features and spatial relationships that characterize the subject property (as described under Standard 5).

The demolition of the existing convenience station and construction of a new building in the same location will not alter the overall relationship of the building to the larger park. The new convenience station will be constructed of materials that match the color, texture and scale of existing materials within the park, such as earth tone concrete and wood, as well as similar planting material around the base of the building to screen the Filbert Street façade as the existing building.

The design of the new buildings draws inspiration from the existing 1958 convenience station. The new building will feature similar wide overhanging eaves, massing and siting. The new building will be set back from Filbert Street and will feature recessed entrances to provide a similar rhythm and treatment of the north (Filbert Street) and east façades.

The new building will clearly read as a contemporary feature and will be compatible with the materials, features, size, scale, proportion and massing of the landmark.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The construction of a new convenience station in the same location as the existing building will not alter the overall form and integrity of the landmark and will be constructed of compatible materials and detailed to match the proportion and detailing of the existing historic features. Like the existing building, the new convenience station will be constructed as a free-standing element within the larger park. If the new convenience station was removed in the future, the essential form and integrity of Washington Square would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: For
Tina Tam, *Senior Preservation Planner*

Date: 3/21/13

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Kay Cheng, Citywide Planning
Tim Frye, Senior Preservation Coordinator

GH: G:\Documents\HRER\Washington Square HRER_Part II.doc

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1100 Lombard St	BLOCK/LOT(S) 0069/081

CASE NO. 2012.0146E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner).

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

10/22/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:
[illegible]

☒ Project does not conform to the scopes of work:
GO TO STEP 5

☐ Project involves 4 or more work descriptions:
GO TO STEP 5

☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ____________________

* dbt 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: ____________________

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: Per attached HRER dated 3/27/2013

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

3/28/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

OF THE CITY

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	March 27, 2013
Case No.:	2012.0146E
Project Address:	1100 Lombard Street
Zoning:	RH-3 (Residential, House, Three-Family) 40-X Height and Bulk District
Block/Lot:	0069/081
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located at the northwest corner of Lombard and Hyde streets in the Russian Hill neighborhood. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

1100 Lombard Street is a multi-family, three-story-over-basement, irregular-plan building with stucco cladding and a flat roof. The primary entrance to the subject property is off Lombard Street, through a recessed central entry porch. The primary fenestration is multi-lite, wood-sash, casements. The building is flush with the south side of Lombard Street and abuts 2319-2323 Hyde Street to the east. The two buildings were designed by Willis Polk in 1900. 1100 Lombard was constructed for Samuel Lloyd Osbourne, Robert Louis Stevenson's stepson, and his wife. 2319-2323 Hyde Street was constructed for Robert Louis Stevenson's widow, Fanny Van de Grit Stevenson. The buildings were connected with an interior passageway until 1908.

The building was originally designed by Polk as a two-story-over-basement, single-family home with a clay tile hipped roof. Based on a review of historical photographs dating to 1908, 1921 and 1957, the building has undergone substantial modification from its original design, including the addition of a third-story penthouse, change in roofline, and window replacement and reconfiguration on the primary façade. The majority of this work was done without a permit in either the 1920s or early 1930s. By the 1930s, a metal fire-escape was added on the primary façade and the building's use was changed to apartments. This fire escape has been updated several times.

2319-2323 Hyde Street, the adjacent property, was designed by Willis Polk in 1900 as a two-story, single-family residence topped with a flat roof. Based on a review of historical photographs dating to 1908, 1921 and 1957, this building has also seen considerable alterations. Major alterations, also done primarily without permits, include the addition of new window openings, including the addition of bay windows

on Hyde Street façade between 1908 and 1921, the addition of two stories between 1921 and 1957, and the insertion of multiple garage doors on Lombard Street between 1921 and 1957.

Pre-Existing Historic Rating / Survey

The subject property and the adjoining property at 2319-2323 Hyde Street are included as a single entry on page 274 of the *Here Today* survey. The entry reads:

> This stucco residence, often called the "Stevenson House," was built for the widow of Robert Louis Stevenson, perhaps to the designs of Willis Polk. Originally the house was two instead of four stories at the Hyde-Lombard corner and had the air of a Tudor-Baroque country manor rather than that of a Mediterranean villa as now.

Both building are considered "Category A" properties (Known Historic Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because they are listed on the adopted *Here Today* survey.

The Historic Resource Evaluation (HRE) report prepared by Tim Kelley Consulting (dated October 2012) evaluates 1100 Lombard Street and contests the building's current status as an historic resource. This Historic Resource Evaluation Response only reevaluates the historic resource status of 1100 Lombard Street but looks contextually at the relationship between the two properties in order to evaluate the historical significance of 1100 Lombard Street.

Neighborhood Context and Description

The subject property is located in the Russian Hill neighborhood. The neighborhood is generally considered to be bounded by Columbus Avenue to the east, Van Ness Avenue to the west, Broadway to the south, and the waterfront to the north. The first settled area of Russian Hill was its summit, a compact two-block area bounded by Jones Street to the west, Green Street to the north, Taylor Street to the east, and Broadway Street to the south. During the years leading up to the 1880s, the summit of Russian Hill was inhabited by a number of prominent individuals, several of who were active members of San Francisco's Artist Colony. During the 1880s and 1890s, several prominent architects, including Willis Jefferson Polk, designed homes in the neighborhood, primarily in the First Bay Tradition. However, the northerly portion of Russian Hill, in the vicinity of the subject parcel, remained primarily vacant because of its sheer cliffs and bluffs. In 1891, cable carlines were extended near Filbert Street and development increased in the neighborhood.

On the third day of fires in 1906, the fire reached the Russian Hill neighborhood; although the northern slope of the hill, including the subject property, was mostly spared. Most of the nearby destroyed areas were reconstructed within a decade of the disaster, with many of the original homes replaced by dense rows of wood-framed flats and apartment buildings. The neighborhood filed up with working-class residents of various ethnic and religious groups. However, the higher elevations remained more desirable areas resulting in the construction of expensive and elaborate buildings close to the summit.

As buildings from the early 20th century started to age, owners began to remodel their properties. During the 1930s and 1940s, many houses were stripped and reclad with stucco, and owners altered their buildings to conform to more popular styles. While the dates of alteration are not known, it appears that two of the building on the subject block fronting on Hyde Street saw a similar fate. The subject block and

surrounding blocks experienced several additional waves of development in the 1970s and 1990s. Specifically, the substantial 1989-1990 development at 1150 Lombard Street to the west of the subject property and the late 1970s and early 1980s development on the east side of the Hyde Street.

Due to these waves of development in the area, the subject block face of Lombard Street between Hyde and Larkin streets and Hyde Street between Lombard and Chestnut streets does not appear to contain a coherent collection of architectural styles or types. Therefore, this area does not appear to be a potential historic district.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation (HRE) report prepared by Tim Kelley Consulting (dated October 2012), additional information in the Historic Resource Evaluation (HRE) addendum prepared by Tim Kelley Consulting (dated February, 2013), and information found in Planning Department records, the Department finds that the subject building is not individually eligible for inclusion on the California Register. Due to ongoing development in the area, no potential historic district was identified for the subject block and the subject property is not a contributor to any identified historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of nearby buildings. Constructed in 1900, the subject property is not associated with the initial development of the neighborhood. Staff finds that the subject

property is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based on the information provided in the HRE report, the subject property does not have a significant association with the lives of persons important in our local, regional or national past. The building was designed for significant author Robert Louis Stevenson's stepson, Samuel Lloyd Osbourne, and the adjacent building on Hyde Street was designed for Stevenson's wife. Stevenson himself died in Samoa in 1894, six years before either property was constructed. Osbourne lived at the house for only a year from 1900 until 1901. Osbourne contributed to several books with Stevenson and was a minor American writer himself, but none of these works were associated with the subject property. The two properties were also associated with Francis J. Sullivan, a California State Senator and Director of the Society of California Pioneers. Sullivan resided at 2319-2323 Hyde Street, which he purchased by 1909 based on a review of permit records. However, based on the HRE report, Sullivan only owned the subject property as a rental property for one year prior to his death in 1930. This brief ownership of the property does not appear to be a significant association. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The subject property, and the adjoining property at 2319-2323 Hyde Street, was designed by Master Architect Willis Polk around 1900. The subject building at 1100 Lombard Street and its associated neighbor, 2319-2323 Hyde Street, were constructed in a transitional period of Polk's career. In 1897, Polk & Polk, the partnership between Polk and his father, dissolved when his father retired and Polk was forced to declare bankruptcy. Between 1897 and 1899, Polk worked independently on several commissions out of his family's house on Vallejo Street. Starting in December of 1900, Polk briefly joined master architect George Washington Percy, before departing to Chicago to work with Daniel Burnham in 1901. During this period, Polk's work became less picturesque and he focused on designing large classical projects, such as the Gibbs house (SF Landmark #203) and the Bourne house (SF Landmark #38) in Pacific Heights in the mid-1890s.[1]

Prior to the alterations to both buildings discussed above, the subject property and the adjacent building likely would have been representative of the work of a master architect during this transitional phase of his career; although clearly not the most significant example. However, due to modifications, such as vertical additions and window replacement, which alter the design and style of both buildings, the subject property and 2319-2323 Hyde Street are no longer representative of the work of a master. Additional research by Tim Kelley Consulting failed to identify permit records or other records of these alterations to the subject building, which likely occurred during the 1920s. No indication was found that Polk was responsible for designing the alterations or that these alterations are associated with another master architect or builder. Therefore, 1100 Lombard Street does not appear to be eligible to the California Register as a representative example of the work of master architect Willis Polk either individual or as a dual property with 2319-2323 Hyde Street.

---

[1] Richard Longstreth, *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century*, Berkeley: University of California Press (1998): 189-220.

While the subject building contains elements primarily associated with the Mediterranean Revival style, it does not appear to be a notable or significant example of this style in San Francisco. Nor does it appear to be a significant example of a period, type, or method of construction. Therefore, the subject property does not appear to be eligible for listing on the California Register as a contributor to a historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 1100 Lombard Street was determined not to meet any of the significance criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 1100 Lombard Street was determined not to meet any of the significance criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

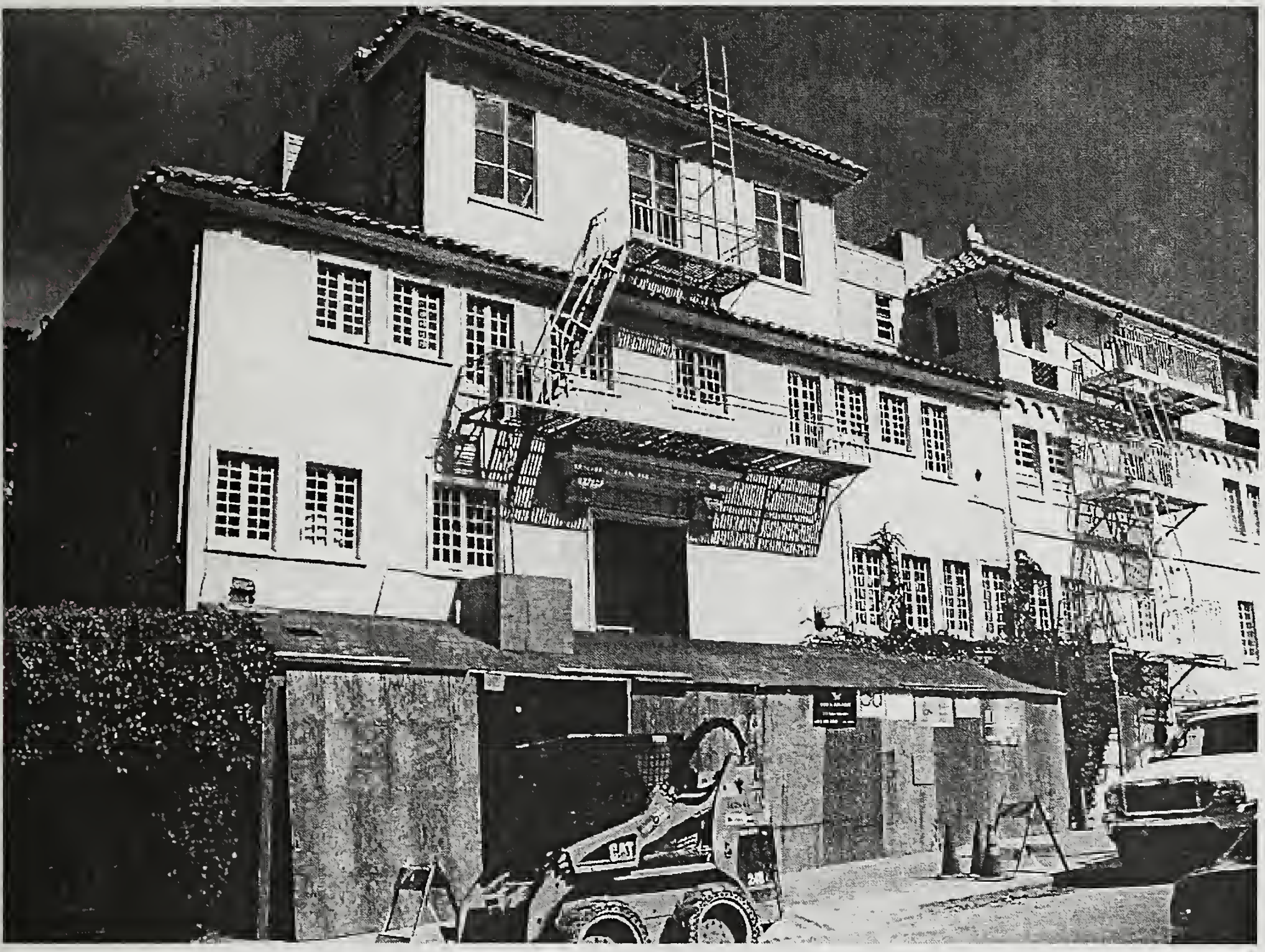
Signature: Tina Ta

Tina Tam, *Senior Preservation Planner*

Date: 4-8-2013

SAN FRA
PLAN

IMAGE



Source: Tim Kelley Consulting, 2012

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 1227 44th Ave

BLOCK/LOT(S): 1706/004

CASE NO.: 2013.0166E

PERMIT NO.:

PLANS DATED:

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☐ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

1'3 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance *(E.P. initials required)*

Requires Archeo review 02/14/13 please confirm clearance w/ Randall.
done on 02/14/13

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP 02/21/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not** listed: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

** Attach Historic Resource Evaluation Report*

b. Other, please specify: PTR Form - bldg lacks integrity and is not significant

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.*

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date: 4/1/2013

Print Name: Tina Tam

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	3/18/2013	**Date of Form Completion**	3/15/2013

PROJECT INFORMATION:

Planner:	Address:	
Doug Vu	1227 44th Avenue	
Block/Lot:	Cross Streets:	
1706/004	Lincoln Way & Irving Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2012.07.11.4549/2013.0166E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/31/2012

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

No permit history for the rear addition.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	● Yes	○ No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

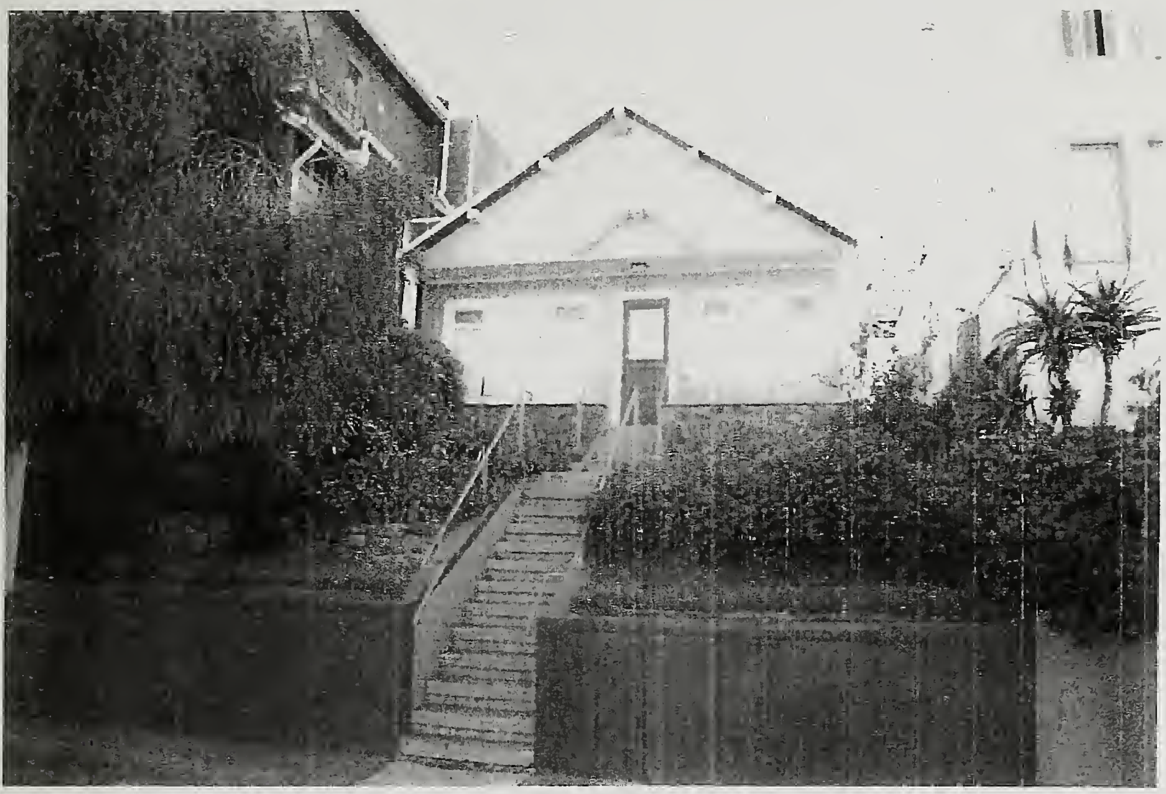
PRESERVATION TEAM COMMENTS:

- The original 650 sq. ft. Craftsman cottage located in Oceanside was constructed in 1907 (per bldg. permit #11592 and Spring Valley Water Co.) by M. Schaefer for the original owners, Christopher & Josie Dawson.
- Subject building comprised of three parts, all wood-framed in construction on a partially raised basement that is finished in stucco. Original 26' deep (front) portion is one story plus gabled attic, middle flat-roofed portion is 18' deep and slightly taller and wider, and rear 18' deep 1953 addition is 4' taller than middle portion. Building façade has v-groove siding and is asymmetrical with a faux porch gable attached to the attic over the front door. The two large asymmetric windows are trimmed with plain board casing. The sides of the building are clad with channel rustic siding. The front door is original but the porch was constructed in the 1950s.
- Façade remodel including removal of the bay window, the narrow gabled entrance porch, and replacement of siding that resulted in the full-width porch and attic overhang occurred approximately in 1956, per bldg. permit #192257.
- Window casing may appear to be original, but vinyl sashes were recently installed.
- This 1907 Craftsman cottage is an example of early development in the Oceanside neighborhood and is eligible as a resource under Criterion 1.
- The subject property is not associated with any significant persons and is therefore not eligible as a resource under Criterion 2.
- Although the subject property does not represent the work of a master, it is an example of a beach cottage constructed during the early development of the Oceanside and would be eligible as an individual resource under Criterion 3.
- Due to the extent of remodeling that has resulted in the removal of the original bay window, original porch and cladding, the building lacks integrity of design, materials, workmanship, feeling and association. However, it retains integrity of setting and location.
- The subject property is not a historical resource and should be re-classified to C status.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/1/2013

HISTORICAL EVALUATION of
1227 44th AVENUE, SAN FRANCISCO

According to California Register Criteria



View looking west, showing 1227 44th Avenue,
with yard and retaining wall in front

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306
(650) 815-1174

November 2012

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 4326 Cesar Chavez	BLOCK/LOT(S) 6561/010

CASE NO. 2013.0186E	PERMIT NO.	PLANS DATED 2/4/13

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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________ **Slope>20%:** Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Geotechnical report required and a Certificate or higher level CEQA document required – if uncertain, consult with EP

________ **Landslide Zone:** Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Geotechnical report required and a Certificate or higher level CEQA document required – if uncertain, consult with EP

________ **Seismic, Flooding, and Liquefaction Zones:** Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zones?

Consult with EP

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

Consult with EP to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP

02/28/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☑ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed**:

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.) ______
2. **Interior alterations to publicly-accessible spaces.** ______
3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character. ______
4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features. ______
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features. ______
6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. ______
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*. ______
8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* ______

   Specify: ______

9. **Reclassification of property status** to Category C *JnT

   a. Per Environmental Evaluation Evaluation, dated: ______

   * *Attach Historic Resource Evaluation Report*

   b. Other, please specify: See Preservatn Team Revw Form dated 4/1/13

   * *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date: 4/1/13

Print Name: Rich Sucre'

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	3/19/2013	**Date of Form Completion**	4/1/2013

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	4326 Cesar Chavez Street	
Block/Lot:	Cross Streets:	
6561/010	Diamond and Douglass Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
Category B		2013.0186E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	02/04/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Project Sponsor has provided "Historic Resource Evaluation, 4326 Cesar Chavez Street," prepared by Richard Brandi (dated January 14, 2013)

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

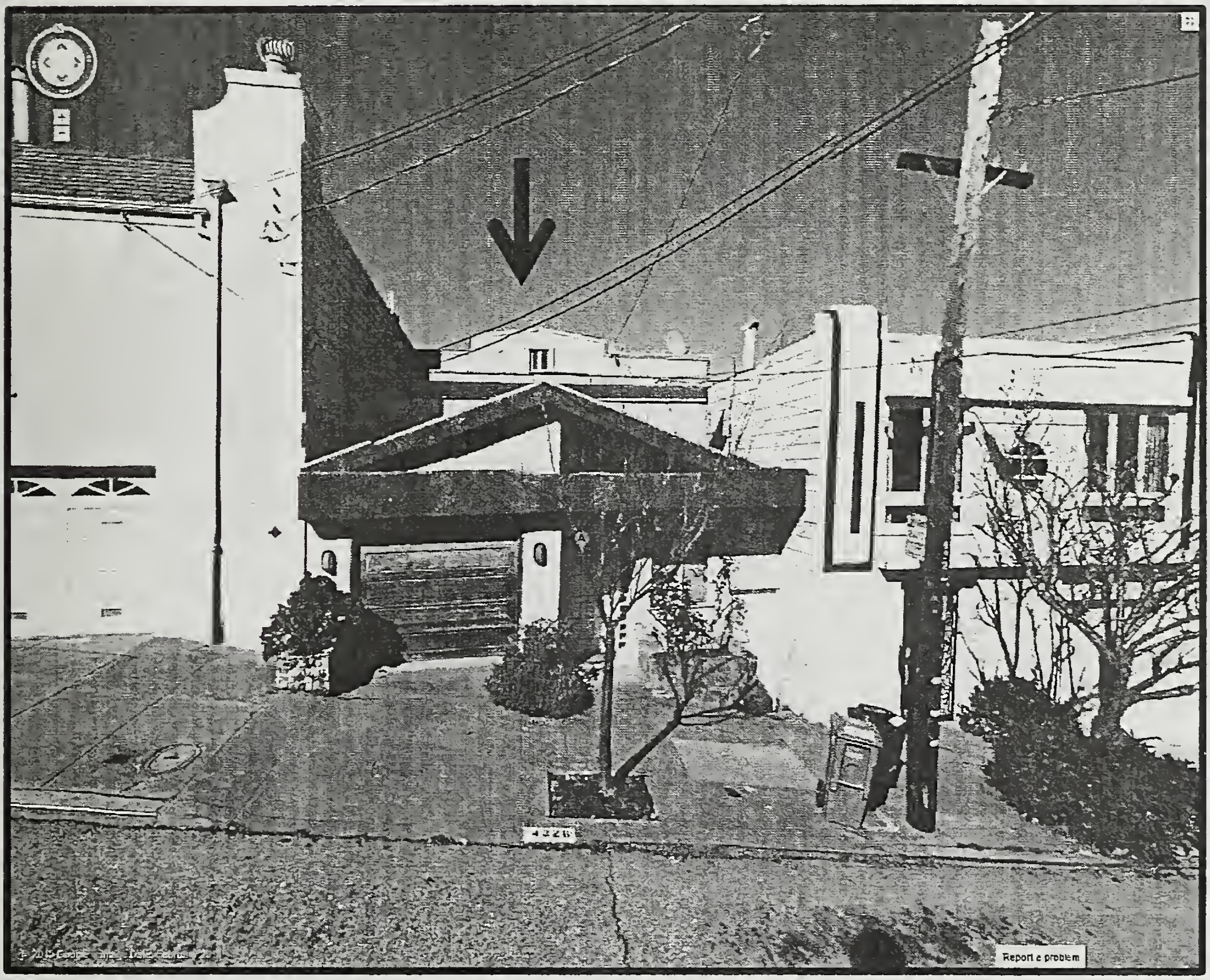
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

- Originally construction date is unknown.
- Located in the Mission neighborhood. Army Street was changed to Cesar Chavez Street in 1995.
- No adjacent or nearby historic districts.
- Currently, the subject property is a raised one-story, wood-frame, single-family residence that has been extensively altered from its original design. The subject property is located within a residential context, as characterized by one- and two-story, single and two-family residences.
- Appears altered from its original design by the addition of a gable roof garage in 1987.
- Does not appear to be a historic resource based upon the submitted Supplemental Information Form (prepared by a qualified historic resource consultant) and available information. Does not appear to be associated with historic events. No persons of historical significance appear to have lived or owned the residence. Does not appear to be notable for its architecture or design as it appears altered and does not possess any distinguished architectural details.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	Apr 1, 2013

IMAGES



4326 Cesar Chavez Street
(Source: Google Maps, February 2011; Accessed April 1, 2013)

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DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
209 Grattan ST	1282/029
CASE NO.	PERMIT NO.	PLANS DATED

CASE NO. 2013.0075E

PERMIT NO.

PLANS DATED

☐ Addition/ Alteration (detailed below)
☒ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☒ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

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STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP
01/22/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: per HRER dated 4/1/2013

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:
(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison V
Planner's Signature

4/1/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date	April 1, 2013
Case No.:	**2013.0075E**
Project Address:	**209 Grattan Street**
Zoning:	RH-3 (Residential, House, Three-Family) Zoning District 40-X Height and Bulk District
Block/Lot:	1282/029
Staff Contact:	Allison Vanderslice (Preservation Planner) (415) 575-9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Built in 1906, the subject building at 209 Grattan Street was constructed in the portion of the Haight Ashbury neighborhood known as Cole Valley. The subject property is located on an irregular rectangular-lot along the south side of Grattan Street between Shrader and Stanyan streets. The property is located within RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

209 Grattan Street is a freestanding, one-and-half-story-over-basement, single-family, wood-frame residence. The building abuts the northern lot line and a stucco-clad wall extends westward from the building along the lot line. A driveway with a double, wood door is located to the east of the building. This vernacular building with some Mediterranean Revival-style details is roughly rectangular in plan, is clad with thick rough stucco and is topped with a gable roof with a shed roof addition. Original fenestration is one-over-one, wood-sash, double-hung windows with simple wood surrounds; some windows have been replaced with vinyl sliders. The primary entrance is accessed from an entry porch reached by side-facing brick steps.

Although historical photographs, plans, or original building permits were not identified, the building appears to have undergone several rounds of alterations and additions, these include the following: the shed-roof addition to the west between 1913 and 1950, based on a review Sanborn maps; stucco-cladding; relocation of the front entry porch and stairs from the west to the north façade, also between 1913 and 1950; and the replacement of several windows.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state, or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property

for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1906).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The surrounding neighborhood is a mixture of single-family and multi-family buildings mostly constructed between 1900 and the 1920s with sparsely scattered infill from the 1940s and beyond. The subject block and adjacent blocks are architecturally mixed and consist primarily of two- and three-story residential buildings (single-family dwellings and flats) along with several apartment buildings that were constructed during the first several decades of the 1900s. A few smaller single-family homes are also seen around the area, including the subject property and the building immediately to the east of the subject property. Architectural styles that are present in this area include Tudor Revival, Edwardian, Craftsman, Mediterranean Revival, Period Revival, and vernacular variations of these styles. Many of the older buildings in the vicinity have undergone façade alterations and do not retain their historic appearance. The area is not within a historic district and does not appear to be a potential historic district.

According to a report that was previously submitted to the Planning Department, *Historical Resource Evaluation, 45 Grattan Street Vicinity, San Francisco, California,* by Tim Kelley Consulting, dated October 2010, identified a potential district in the neighborhood bounded by Carl Street to the north, Rivoli Street to the south, Shrader Street to the west, and Clayton Street to the east. This subject property is outside of this potential district. Furthermore, the potential district consists of much larger single-family residences and the subject property would not contribute to this potential historic district.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register of Historical Resources significance criteria, Department staff finds that the subject property at 209 Grattan Street is not individually eligible for inclusion in the California Register nor is it eligible as a contributing resource to a potential historic district.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ N
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information submitted in the Historic Resource Evaluation (HRE) for the subject property completed by Tim Kelley Consulting (dated January 2013) and Department records, 209 Grattan Street is not eligible for inclusion in the California Register under Criterion 1 (Events). While the water was turned on at the subject property in the fall of 1906, this building is only generally associated with the reconstruction that followed the earthquake and fire. The subject property and the neighborhood are part of the general westward expansion of San Francisco's residential neighborhoods along transit corridors and do not rise to the level of an event that has made a significant contribution to local history either individually or as part of a district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information submitted in the HRE for the subject property, the original owner of the building, Frederick L. Pritchard, requested water hook-ups for the subject building and the adjacent building to the east in November 1906. Pritchard was a merchant and did not reside at the subject property. Besides the Casentini family, who owned and resided at the property from 1912-1926, this single-family residence appears to have been mainly a rental property occupied by a range of primarily skilled workers and their families. The Casentini family continued to own the property until the mid-1940s, the family operated a fruit and produce stand. No persons of known historical significance appear to have been associated with the subject building; therefore, 209 Grattan Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the HRE for the subject property, Planning Department records, and research by Department staff, 209 Grattan Street is not individually eligible for listing in the California Register under Criterion 3 (Architecture) nor is it eligible for inclusion in the California Register as a contributing resource to a potential historic district.

Constructed in 1906, the subject property is a vernacular single-family home that was modified between 1913 and 1950, based on a review of Sanborn maps. Modifications include an addition to the west, the relocation of the primary entrance from the west façade to the north façade, and stuccoing of the building. Therefore, the building does not embody a distinctive type, period, or method of construction.

The original building permit was not found and additional research by Tim Kelley Consulting was not able to identify the original builder.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 209 Grattan Street is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 209 Grattan Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 209 Grattan Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
    - ☐ Individually-eligible Resource
    - ☐ Contributor to an eligible Historic District
    - ☐ Non-Contributor to an eligible Historic District

- ☒ No Historical Resource Present

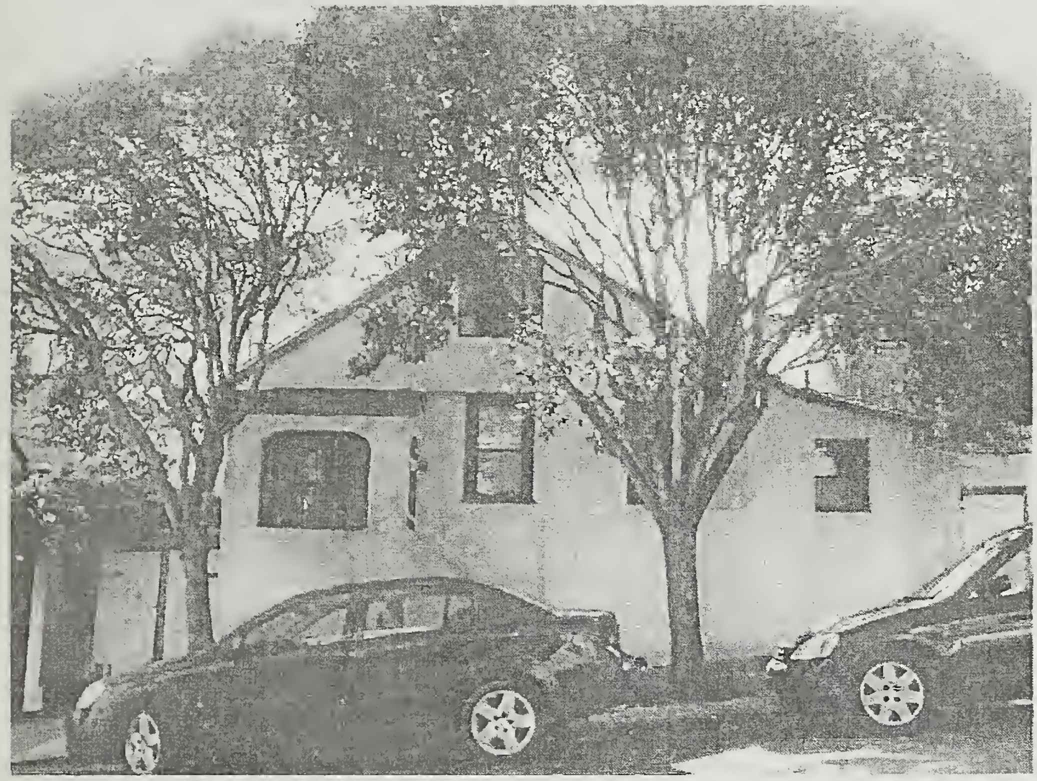
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 4-5-2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd

IMAGE



Source: Tim Kelley Consulting, 2013.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1 TELEGRAPH HILL	BLOCK/LOT(S) 0086/012

CASE NO. 2012.0882E, 2012.0882A	PERMIT NO. 2013.0515.6991	PLANS DATED 2/11/2013

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

/13

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

________ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

________ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

________ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

________ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

________ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

________ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 KHW

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

KHW 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

KHW 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

KHW 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

KHW 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** **GO TO STEP 5**

☐ Project **does not conform** to the scopes of work: **GO TO STEP 5**

☒ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

KHW 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

KHW 2. **Interior alterations to publicly-accessible spaces.**

____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

KHW 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

KHW 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

KHW 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: Installation of life-safety and accessibility upgrades including barriers, handrails, guardrails, signage, new lighting. Please refer to Administrative Certificate of Appropriateness ACOA 13,0067. (13.0067)

* ____ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

* *Attach Historic Resource Evaluation Report*

b. Other, please specify:

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 KHW
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ____

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date 4/8/13

KELLY H. WONG
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 777 Buena Vista W	BLOCK/LOT(S) 1256/007

CASE NO. 2012.1214E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

1/13 ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.
The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP
09/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed: [illegible]

☐ Project does not conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______________________________

*tsf 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: 4/8/2013
** Attach Historic Resource Evaluation Report*

b. Other, please specify: ______________________________

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:
(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

4/11/2013
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

415.558.6377

Historic Resource Evaluation Response

Date	April 8, 2013
Case No.:	**2012.1214E**
Project Address:	**777 Buena Vista West Avenue**
Zoning:	RH-3 (Residential – House, Three-Family) 40-X Height and Bulk District
Block/Lot:	1256/007
Date of Review:	April 8, 2013 (Part 1)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

777 Buena Vista West Avenue is located on the west side of Buena Vista West Avenue between Central Avenue and Frederick Street in the Haight Ashbury neighborhood of San Francisco. The subject property faces Buena Vista Park to the east and is located on an irregular-shaped lot measuring approximately 35 ft. wide and 81 ft. long within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The subject property contains a one-story-over garage, multi-family, wood-frame residence constructed in 1939. The residence is designed in a Streamline Modern architectural style and is set back from the street. There is a wide chimney that projects out from the facade and extends above the roofline, dividing the primary façade into two architectural bays. The ground floor features two garage openings, one slightly recessed. The second floor features multi-lite windows. The façade is smooth stucco at the ground floor and horizontal painted cladding at the second floor. The entrance is located on the second floor of the south side of the building, setback from the front and accessed by a gently sloping brick stairway. The entrance is capped by a streamline style hood. The rear faced features a chimney and projecting deck system and is devoid of architectural ornament.

Notable features of the subject property include: rectangular massing and plan, brick entry stairs, stucco and wood cladding, overhanging window and door hoods, center chimney, and multi-light metal sash casement windows (replacement, yet compatible).

Known alterations include replacement of the steel sash windows with aluminum sash in the original openings in 1964 and subsequently in 1972, replacement of the existing garage door on the north side of the primary façade in 1965, insertion of a second garage in the south bay of the primary façade in 1965, alterations to the foundation and addition of a redwood still and vent in 1974, interior alterations in 1988, construction of a north side addition in 1989, re-roofing in 1994, replacement of the original wood slat siding in circa 1990, creation of a second unit in 2001 (previously approved in 1988), replacement of existing rear deck and stairs in-kind in 2004, and replacement of existing overhead garage doors with swing doors in 2006. These alterations have impacted the notable features of the property and compromised any potential historic integrity.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1939).

Neighborhood Context and Description

The subject property is located just south of the center of the Haight Ashbury neighborhood in San Francisco. The neighborhood is bounded by Fulton Street to the north, Divisadero Street to the east, Buena Vista East Avenue and Clarendon Avenue to the south, and Stanyan Street to the west. The early development of the neighborhood in the 1860s consisted of scattered farmsteads and undeveloped land within the valley to the north of present day Buena Vista Park. The park was established in 1867 when San Francisco's' Committee on Outside Lands reserved the 36-acre, steeply sloped hill as the first official park in the City' system.[1]

According to the Historic Resource Evaluation for 181 Buena Vista Avenue East, "the planning and construction of Golden Gate Park, undertaken in the 1870s and completed in the 1880s, brought increased numbers of city dwellers out to what had previously been regarded as hinterland. In 1883, the Market Street Cable Railway Company began running cable car service to Golden Gate Park along Market Street and up Haight Street, making the land around Buena Vista Park 'closer' to downtown and more attractive to residential settlement."[2] Two homestead associations were established to organize and promote residential development in the area. The Park Hill Homestead Association was established in 1878 and encompassed the land directly south and east of the eastern perimeter of Buena Vista Park. The Flint Tract included the land to the south and east of Buena Vista Park. This tract experienced slower development, likely due to the presence of two small but active quarries located within the tract through the mid-1890s.[3]

The 1889-1893 Sanborn Fire Insurance Maps show evidence of residential development in the area, including two story dwellings and flats located north of Waller Street and east of Baker Street to the north of Buena Vista Park. These maps show little-to-no documented development in the areas to the north, west and south of the park. Residential properties around Buena Vista Park slowly developed from the late nineteenth century to the turn of the century, with and influx in development following the 1906 Earthquake and Fire, which pushed many city residents to the outer lands of San Francisco.

In the early to mid-twentieth century most of the remaining vacant properties were sold and developed. Several were developed with modern buildings in the late 1930s through the 1980s that contrasted dramatically with the earlier architectural character of the neighborhood. The subject parcel appears to have remained vacant until the construction of the existing building in 1939.

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[1] The park was officially designated as "Buena Vista Park" in 1894 and was known as Hill Park prior to this time. San Francisco Parks Alliance, Buena Vista Park page, http://www.sfparksalliance.org/visit/parks/buena-vista-park.

[2] Page & Turnbull, *Historic Resource Evaluation: 181 Buena Vista Avenue East*, March 6, 2013; 16.

[3] *Ibid*, 17.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Andy Rodgers (dated September 2012), and information found in the Planning Department files, Preservation staff finds that the subject building is not eligible for inclusion on the California Register under any criteria.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The subject property is not specifically associated with any of the historically significant events either directly linked to the subject building or the immediate surroundings. Staff finds that the subject property is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: **Property is associated with the lives of persons important in our local, regional or national past.**
Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. The subject property was originally owned by Pearl Lundy in 1938, who appears to have sold it to the first occupants of the subject building, Thomas (an accountant) and Irene Lundy, in 1939. The Lundy's occupied the building until 1945, when they sold the property to Joseph and Anna Green. Subsequent owners included: John M. and Gladys L. Spaulding (1964-1972), Theodore Dine (1973), M. and Hildreth Boyd (1974-2003), and Scott and Elizabeth Roberts (2004-present). The property

was owner-occupied throughout much of its history. Other occupants included: Myron Spaulding (1966-1975), Paul Basso (1976), and E.M. Knauf (1977-1979). No information was found about the owners or occupants of the property indicating a significant role in local, state or national history. Therefore, the subject property is not eligible under Criterion 2

Criterion 3: **Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

The subject property does not appear to embody distinctive characteristics, represent the work of a master, or possess high artistic values. Although there appears to be historic district of late nineteenth-early twentieth century properties on the east side of Buena Vista Park, no historic district is present on the west side of the park due to later infill construction and a wider range of residential development well into the mid-twentieth century.

777 Buena Vista West Avenue was constructed in 1939 by architect Malcolm D. Reynolds, who founded the firm Reynolds & Chamberlain in 1936. Although Reynolds & Chamberlain appear to be master architects, the subject property is a minor example of the firm's work and would not be eligible under this criterion. The firm is best known for their work on institutional projects, including the Alameda County Courts Building in Hayward, Merritt College in Oakland, and the Oakland Museum (acting as local consultants for Roche and Dinkeloo & Associates of Connecticut).

Based on the information provided in the Supplemental Information Form prepared by Andy Rodgers, research conducted by Preservation staff, and a site visit on March 29, 2013, 777 Buena Vista West Avenue is not eligible for individual listing in the California Register under Criterion 3 (Architecture). As a one-story-over garage, multi-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is designed in a modest Streamline Moderne architectural style, and does not embody any notable characteristics, which distinguish the building as historically significant.

The surrounding neighborhood consists of a mix of buildings ranging in construction dates from the late-nineteenth to the mid-twentieth centuries. There is no consistent architectural character to the subject block. A historic district of late 19th and early 20th century residences has been identified on the east side of Buena Vista Park. The subject property is located outside the boundaries of this potential historic district and post-dates the period of significance. Therefore, 777 Buena Vista West Avenue is not eligible under Criterion 3 individually or as part of a historic district.

Criterion 4: **Property yields, or may be likely to yield, information important in prehistory or history.**
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's *period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

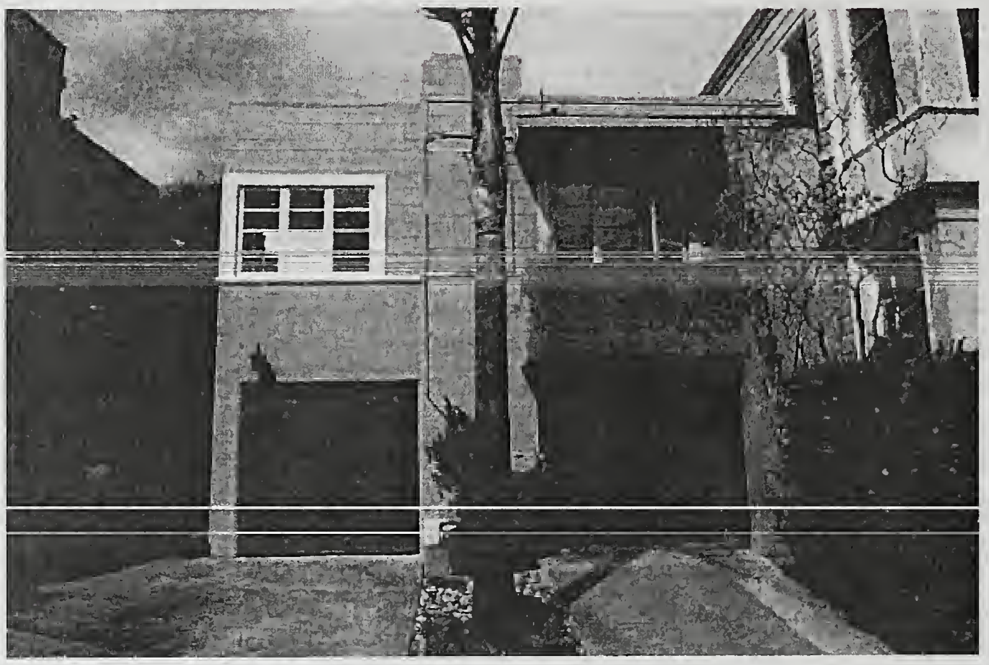
Signature: ______________________ Date: 4-11-2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\777 Buena Vista Ave\777 Buena Vista Ave_HRER Part I.doc

IMAGES



East façade looking west. Image courtesy of Andy Rogers.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
1864 Greenwich St.	0506/013

CASE NO.	PERMIT NO.	PLANS DATED
2012.1397E	2012.1026.2879	Fall 2012

☑ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 JP

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☑ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☑ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: per HRER dated 4/11/2013

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vandel
Planner's Signature

Date 4/11/2013

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	April 11, 2013
Case No.:	**2012.1397E**
Project Address:	**1864 Greenwich Street**
Zoning:	RH-2 (Residential, House, Two-Family) 40-X Height and Bulk District
Block/Lot:	0506/013
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located on the north side of Greenwich Street between Octavia and Laguna Street in the Marina neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. It is located several blocks to the south of Fort Mason.

1864 Greenwich Street is a Craftsman style, one-story-over-basement, single-family residence constructed around 1905. This stucco-clad, wood-frame building is roughly rectangular in plan and is setback from Greenwich Street. The building is topped with a low-pitched, hipped roof with wide-overhanging eaves. The primary entrance is assessed by a flight of stone stairs that rise to a recessed porch. A recessed garage door is to the west of the entrance stairs. The primary fenestration is wood-sash, one-over-one, double-hung windows. Permit records indicate minor alteration to the property including reroofing, painting, plastering the front stairs, and rear deck work. However, a review of Sanborn maps indicates that the front porch was enclosed between 1905 and 1915 and it is likely that the roof form was also changed at this time.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state, or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed around 1905).

Neighborhood Context and Description

The subject property falls within the southern portion of the Marina neighborhood, which the Department defines as the SF Bay to the north, Green Street to the south, Van Ness to the east, and the Presidio to the west. Based on a review of US Coast Survey maps from the mid to late 19th century, this area was south of Black Point and saw scattered development by the 1870s among the dunes and marshes prior to the extension of the street grid. By at least the mid-1890s, the streets had been extended and the area had been subdivided, although most blocks show irregular lots. The 1900 Sanborn shows considerable development on the south side of Greenwich Street, with primarily modest one and two-story, single-family homes on small lots, while the subject block show only minimal development. Further development is shown on the 1905 Sanborn map along the north side of Greenwich Street consisting of both flats and single-family homes, which is consistent with the general growth of the area. Due to the need for new residential development following the 1906 earthquake and the extension of rail lines to the area for the Panama-Pacific International Exhibition (PPIE) held in 1915, the neighborhood saw increased development during the 1910s and 1920s.

The subject block faces of Greenwich Street are composed primarily of two-story-over-garage residences, several with third story penthouses, and three-story-over-garage multiple unit apartment buildings. Scattered detached single-family homes with front landscape setbacks, like the subject property, are also present. While the majority of the properties on both sides of Greenwich Street were constructed in the early 20th century, including the subject parcel, several other waves of development occurred in the area, including more recent construction in the 1990s and several years ago. The majority of the earlier buildings, constructed in the late 19th and early 20th centuries, have been substantially modified with garages, new additions, recladding, and window replacement. Buildings along the subject block faces represent a range of styles associated with the various waves of development, including Italianate cottages, Period Revival single- and multi-family homes, and modern apartment buildings. There are several buildings in the immediate vicinity of the subject building that were included in the 1976 Architectural Survey, including three buildings on the opposite block-face as the subject building. These are primarily Victorian-style buildings constructed prior to 1900, many of which have been modified.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation Supplemental (Supplemental) report prepared for the subject property by KDI Land Use Planning (dated October 2012), and information found in Planning Department records, the Department finds that the subject building is not individually eligible for inclusion on the California Register of Historical Resources and does not contribute to a potentially eligible historic district.

As discussed above, the building does not appear to be a contributor to a potential historic district. The surrounding area has seen several waves of development over the last approximately 130 years and the subject block-faces contain a wide range of styles and residential building types. Therefore, the subject property does not appear to be eligible for listing on the California Register as a contributor to a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of nearby buildings. Constructed in 1905, the subject property is not associated with the initial development of the area, which consisted of scattered development in the vicinity of the subject block by the 1870s. The subject property was developed prior to the waves of development associated with post-earthquake construction and PPIE. Therefore, Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based on the information provided in the Supplemental report, no person associated with the subject property was found to be significant in the local, regional, or national past. Based on the Supplemental report, George and Julia Eade purchased the property from Alvinza Hayward after 1901. George Eade worked as a stevedore. The Eade family continued to own the property until 1930, although they started renting it to the Kenney family in 1914 and eventually sold it to them in 1930. Peter Kenney worked as a packer. No indication was found that these individuals or subsequent individuals who either owned or occupied the property were significant historical figures. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
Based on Block Books, water tap records, and Sanborn Maps, the subject property was constructed around 1905. The original building permit for the subject building was not identified and neither the architect nor the building were identified; although, it is likely that the house was not architect designed. While the subject property is designed in the Craftsman style, it does not appear to be a notable or significant example of this style in San Francisco. Nor does it appear to be a significant example of a period, type, or method of construction. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource or as a contributor to a historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject

property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks		**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks		**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks		**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks				

Since 1864 Greenwich Street was determined not to meet any of the significance criteria that would identity it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 1864 Greenwich Street was determined not to meet any of the significance criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

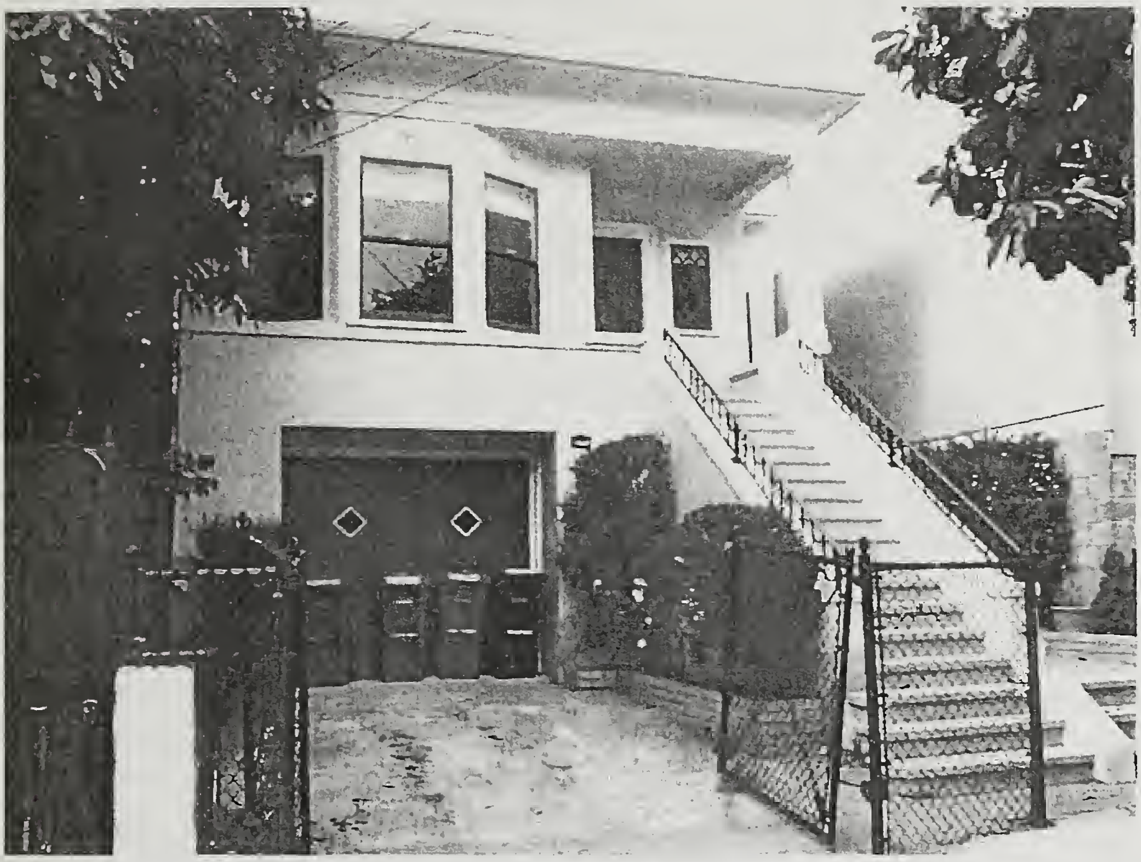
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 4-22-2013

Tina Tam, *Senior Preservation Planner*

IMAGE



South façade of subject building fronting onto Greenwich Street.

Source: KDI Land Use Planning, 2012.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
29 31 Rico Way	439A/50

CASE NO.	PERMIT NO.	PLANS DATED
2013.0155 VD	2013.02.11.9885	

☑ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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_______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

__X__ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

_______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 SKC 3/283

Per scope of wor

GIS data.

Mónica Pereira
04/29/1

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☑ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).
2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).
5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not** listed: **GO TO STEP 5**

☑ Project **does not conform** to the scopes of work: **GO TO STEP 5**

☐ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

SAC 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

SAC 7. **Addition(s),** including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

SAC 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: Re-cladding on non-historic portion of building.

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

** Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 SAC
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☒ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☒ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* DC

☐ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature ______ Date 4/11/13

Shelley Caltagirone
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: Pier 29

BLOCK/LOT(S): 9900/029

CASE NO.: 2012.1355E

PERMIT NO.:

PLANS DATED: 10/1/12

☑ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

113

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

☑ Class 31: Historic Resource Restoration / Rehabilitation

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 JP

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☑ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed**: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: See PTR Form dated 4/10/13

* ____ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ____

** Attach Historic Resource Evaluation Report*

b. Other, please specify: ____

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 ____
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:
(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ____

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

____
Planner's Signature

Date 4/11/13

Rich Sucré
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	11/12/2012	**Date of Form Completion**	4/10/2013

PROJECT INFORMATION:

Planner:	Address:	
Rich Sucre	Pier 29	
Block/Lot:	Cross Streets:	
9900/029	Chestnut Street and Sansome Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
Category A		2013.1355E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/01/2012

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☒ If so, are the proposed changes a significant impact?

Additional Notes:

- Project Sponsor (Port of San Francisco) provided "Pier 29, The Embarcadero, Historic Resource Evaluation Report" by Carey & Co.," dated October 12, 2012.
- Proposed project includes repair and reconstruction of fire-damaged elements, including timber posts, beams, trusses, pylons, walls, and roof. Restoration and repair of historic stucco, roll-up entry doors, windows, passage doors, flagpole and signage.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA ● Yes ○ No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ● Yes ○ No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ● Yes ○ No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ● Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: 1878-1946
	● Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Pier 29 is a contributing resource to the Port of San Francisco Embarcadero National Register Historic District, and is considered a historic resource for the purposes of CEQA.

The Preservation Team is in agreement with the historic resource consultant analysis and repair/restoration program prepared for the proposed project (dated October 15, 2012).

Overall, the proposed project appears to be consistent with the Secretary of the Interior's Standards for Restoration. Per Restoration Standard #2, the proposed project has salvaged important historic features, including historic windows and doors, and will rehabilitate and reuse these elements. The restoration is guided by accurate historic drawings and photographs of the subject property, and is being guided by a qualified historic preservation architect, who meets the Secretary of the Interior's Professional Qualification Standards.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4-11-2013

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PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS Pier 9	BLOCK/LOT(S) 9900/009

CASE NO. 2013.0150E	PERMIT NO.	PLANS DATED 12/10/12 + 3/28/13

☑ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

1/13

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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_______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

_______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** **GO TO STEP 5**

☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed**: **GO TO STEP 5**

☐ Project **does not conform** to the scopes of work: **GO TO STEP 5**

☐ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. **Interior alterations to publicly-accessible spaces.**

_____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: see PTR form dated 4/11/13

* _____ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated:

** Attach Historic Resource Evaluation Report*

b. Other, please specify:

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 _____
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _____

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature _____

Date 4/11/13

Print Name Rich Sucré

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	3/5/2013	**Date of Form Completion**	4/10/2013

PROJECT INFORMATION:

Planner:	Address:	
Rich Sucre	Pier 9	
Block/Lot:	Cross Streets:	
9900/009	Vallejo Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
Category A		2013.0150E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/10/12 & 03/28/2013-Sign

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☒ If so, are the proposed changes a significant impact?

Additional Notes:

- Project Sponsor (Port of San Francisco/AutoDesk) provided "Memorandum: Evaluation of Phase 1 and 2 of a Proposed Project at Pier 9 According to the Secretary of the Interior's Standards for Rehabilitation" by Page & Turnbull," dated January 17, 2013.
- Proposed project includes new signage; interior alterations/build-out; window repair/ replacement, install new glazed storefronts/curtain walls, and new window openings on south facade; and, new rooftop mechanical equipment and skylights (add'l detail below).

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	● Yes	○ No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ● Yes ○ No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ● Yes ○ No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ● Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: 1878-1946
	● Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Pier 9 is a contributing resource to the Port of San Francisco Embarcadero National Register Historic District, and is considered a historic resource for the purposes of CEQA.

The proposed project includes:
- Phase 1: Structural, mechanical, electrical and plumbing upgrades; installation of new glazed storefronts and a new roll-up door on the south facade; and, new rooftop mechanical equipment.
Phase 2: Interior alterations; structural, mechanical, electrical and plumbing upgrades; reglazing of existing windows and installation of new glazed storefronts and curtain wall on the south facade; installation of new entries and glazing along the drive aisle within transit shed; new rooftop mechanical equipment and skylights; and new signage.

Preservation Team is in agreement with the historic resource consultant analysis prepared for the proposed project (dated January 17, 2013).

Overall, the proposed project appears to be consistent with the Secretary of the Interior's Standards for Rehabilitation. In detail:
- Installation of New Glazed Storefronts and Window Repair/Replacement: The project would infill the extant overhead door openings with new glazed storefronts, and would replace fifteen fixed, steel-frame clerestory windows with new operable multi-light, steel-sash windows. The overhead doors would remain in place, and be fixed within the open position. Per Standard #2 and #9, this work requires minimal impact to historic fabric, and would install compatible new elements, which would maintain the building's overall historic character. New steel-sash windows are consistent with the industrial character of the transit sheds and the surrounding historic district.
- Interior Alterations & Signage: The proposed project maintains the interior spatial configuration of the transit sheds, and proposed signage, which is compatible with the historic resource. The new signage does not detract or visually impair the historic resource.
- Rooftop Equipment & Skylights: The installation of new rooftop mechanical equipment and skylights do not visually or physically impact important character-defining features of the subject property.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4-11-2013

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 906 Cortland Ave	BLOCK/LOT(S) 5683/012

CASE NO. 2012.1048E	PERMIT NO.	PLANS DATED

☐ Addition/ Alteration (detailed below) ☒ Demolition (requires HRER if over 50 years old) ☒ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

/13 ☒ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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_______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

_______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

03/201

Per GIS data, hist preservation the only viable CEQA issue

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:**
GO TO STEP 5

☐ Project **does not conform** to the scopes of work:
GO TO STEP 5

☐ Project involves **4 or more** work descriptions:
GO TO STEP 5

☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ____________________

* tbr 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ____________________

** Attach Historic Resource Evaluation Report*

b. Other, please specify: Based upon permit history, bldg suffer fire damages & heavy altered. as such, the bldg lacks integrity.

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 tbr
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

____________________ 4/15/2013
Planner's Signature Date

Tina Tam
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

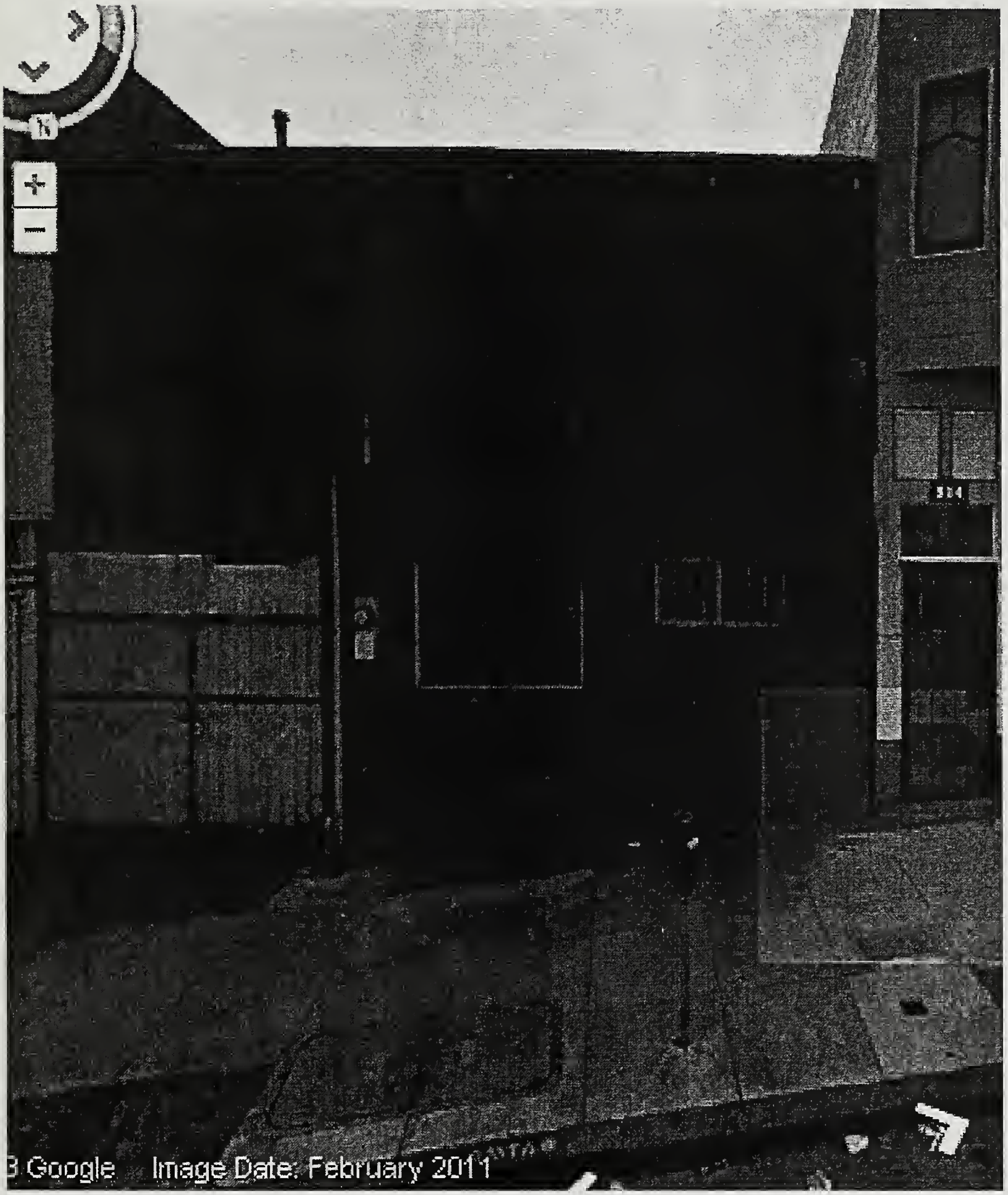
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Image Date: February 2011

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 906 Cortland Ave	BLOCK/LOT(S) 5683/012

CASE NO. 2012.1048E	PERMIT NO.	PLANS DATED

☐ Addition/ Alteration (detailed below)   ☒ Demolition (requires HRER if over 50 years old)   ☒ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☒ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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____ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?
Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.
Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

____ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?
Exceptions: Do not check box for stairs, patio, deck and fence work.
Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

____ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?
Exceptions: Do not check box for stairs, patio, deck and fence work.
Geotechnical report will likely be required. File an Environmental Application

____ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?
No exceptions.
File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 JP
03/201

Per GIS data
hist preservation
the only relate
CEQA issue

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

____ 1. **Change of Use and New Construction** (tenant improvements not included).

____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

____ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not** listed:
GO TO STEP 5

☐ Project does **not** conform to the scopes of work:
GO TO STEP 5

☐ Project involves 4 or more work descriptions:
GO TO STEP 5

☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _______________________________

* tbr 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated: _______

** Attach Historic Resource Evaluation Report*

b. Other, please specify: Based upon permit history, bldg suffer fire damages & heavy altered. as such, the bldg lacks integrity.

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 tbr *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

_______________________________ Planner's Signature

4/15/2013 Date

Tina Tam
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

Google Image Date: February 2011

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 931 Sanchez ST	BLOCK/LOT(S) 3627/036

CASE NO. 2013.0357E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)   ☐ Demolition (requires HRER if over 50 years old)   ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

Reclass A
Horizontal
Addition

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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_______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

_______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 ML 03/25

Per GIS data Hist Pres is the CEQA resource requiring additional review.

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** **GO TO STEP 5**

☐ Project **does not conform** to the scopes of work: **GO TO STEP 5**

☐ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_____ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. **Interior alterations** to publicly-accessible spaces.

_____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _____

*_____ 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated: _____

** Attach Historic Resource Evaluation Report*

b. Other, please specify: Based upon permit history - 3R Report - bldg has been drastically modified - and lacks sufficient integrity

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

_____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

_____
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* _____

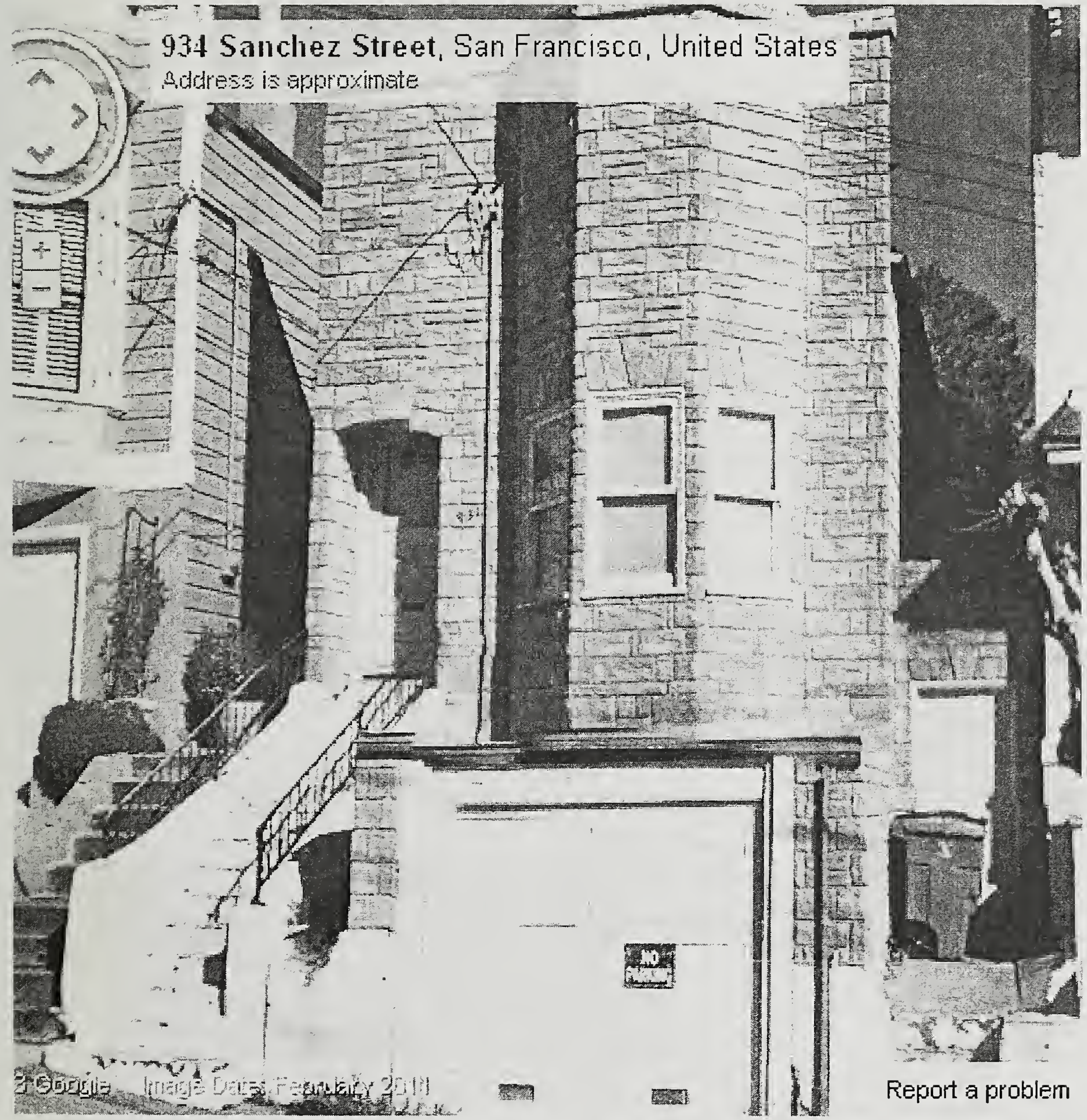
☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

_____
Planner's Signature

4/15/2012
Date

Tina Tam
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.


934 Sanchez Street, San Francisco, United States
Address is approximate
© Google Image Date: February 2011
Report a problem

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2747 Green ST	BLOCK/LOT(S) 0955/026

CASE NO. 2012.1211E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

9/13 ☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner).

If ANY box is initialed below an *Environmental Evaluation Application* is required.

____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

AV **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

JF 09/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☑ Project is **not** listed: [illegible]

☐ Project **does not** conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

____ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

____ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

____ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

____ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

____ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

____ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ____

* AV 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: ____

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: per attached HRER dated 3/13/2013

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ____ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:
(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ____

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Allison V
Planner's Signature

4/19/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

and the Russian Consulate stand at the corners of the subject block faces. The Presidio is several blocks to the west. The area has panoramic views of the San Francisco Bay.

The Pacific Heights neighborhood was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s, the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views brought upscale development to the area. Victorian-style mansions were constructed on corner lots and flats with bay windows mid-block characterized the area. By the early 1900s, Pacific Heights had become one of the city's most prestigious neighborhoods. Many of the early Victorians mansions were replaced with apartment buildings or flats and the mid-block flats were replaced with large single-family homes primarily designed by the City's most prominent architects. These single-family residences were designed in the First Bay Tradition, Period Revival and Eclectic styles that were popular during the early 20th century. The area was largely built out by the late 1920s when the growing use of automobiles improved accessibility from the downtown area. The Stock Market Crash of 1929 halted almost all development in the neighborhood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation (HRE) report for 2747 Green Street by Tim Kelley Consulting (dated August 2012), HRE addendum by Tim Kelley Consulting (dated February 2013), a review of Planning Department records, and a site visit by staff, staff finds that the subject buildings are not individually eligible for inclusion on the California Register and do not contribute to an eligible historic district.

The surrounding neighborhood has a strong visual character and appears to consist primarily of properties constructed in the First Bay Tradition and the revival/eclectic styles popular in the 1910s-1920s. Several Historic Resource Evaluation Responses (HRER) completed by Department staff in the area have identified a potential Pacific Heights historic district with a period of significance of the late 19th century to the early 20th century.[1] The district boundaries were not identified as the area has not been formally surveyed. The area was identified as a potential historic district because it contains a high-concentration of notable architect-designed single-family homes with similar massing, landscape setbacks, and a hierarchy of building forms including a defined base, body, and cornice in a variety of regional architectural styles. The subject block faces consist primarily of single-family residences built during the early 20th century with some cohesion of landscape setbacks and massing and were designed in variety of regional styles from the period. Therefore, Planning staff determined that a windshield survey was necessary to determine if the area qualified as potential historic district, as generally identified in previous HRERs, and if the subject property contributed to the historic district.

Tim Kelley Consulting conducted an eight block windshield survey of the surrounding blocks between Union and Vallejo streets from Lyon to Scott streets. After review of the survey findings and a site visit to the neighborhood, Planning staff determined that there was not a clear development pattern or a notable collection of similar style buildings within the subject block or surrounding blocks. While the majority of buildings in the survey area was constructed in the early 20th century and appear to be primarily large, architect-designed buildings that showcase the regional styles of the period, the variation in roof forms, cladding, and lot size along with ongoing alterations and later infill development result in a neighborhood that does not appear to be architecturally consistent. Due to the range of residential styles expressed, the area would require more cohesion in form and type and would require fewer modifications and alterations than identified within the survey area to embody the distinctive characteristics of a type, period, or region to qualify for listing under California Register Criterion 3. Specifically, pop-out garages and stair walls drastically alter the relationship between the building and the street. Therefore, the subject block faces of Green Street do not appear to be eligible as a potential historic district and the subject property does not appear to be a district contributor.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of nearby buildings. The subject building is not associated with the initial development of the neighborhood and while it may be associated with the general development of the western portion of the City after the 190 Earthquake and Fire, this is not a significant association. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

---

[1] HRERs identifying a potential Pacific Heights historic district are the following: 2825 Broadway (Case No. 2006.0841E), 2853-2857 Broderick Street (Case No. 2010.0394E), and 2851 Filbert Street (Case No. 2010.0723E).

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based on the HRE and the HRE addendum for the subject property, records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. While several notable San Francisco figures lived at the property, such as John Ward Maillard III, none of these people rise to the level necessary to make the property significant. Maillard, who purchased the property in 1951, was a well-known civic leader but it cannot be said that his activities, initiatives, or conduct made a significant difference in San Francisco's history. The original owner, Seward McNear, who was Vice-President and General Manager of Sperry Flour Co., may be considered a significant figure in the history of the milling and flour industry. However, his significant actions are more closely related to the laboratories and mills in which his innovations were developed and implemented rather than his home. The remaining owners associated historically with the building, though socially prominent business leaders, do not appear to be historically significant. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The property was constructed in 1911 by Howard & White. George Howard worked independently started in 1890 designing homes in Burlingame and Hillsborough and in 1894 designed California Landmark No. 836, the Burlingame Train Station. John White, brother of Annie White (Bernard Maybeck's wife), earned his certificate in 1902. In 1903, he designed the National Register-listed LeConte Memorial Lodge in Yosemite. From 1907-1908, White partnered with Maybeck and they completed numerous reconstruction projects after San Francisco's 1906 earthquake. Howard and White opened their firm in 1909 and the majority of the firm's work was in Marin and the San Francisco Peninsula. In 1914, the firm designed the National Register-listed Kohl Mansion in Burlingame. The firm dissolved in mid-1920s when Howard moved to Paris. While Howard and White qualify as master architects, the subject property does not appear to be representative of their significant work.

While the subject parcel is designed in the Period Revival style, it does not appear to be a notable or significant example of this style in San Francisco. Nor does it appear to be a significant example of a period, type, or method of construction.

Lastly, the building does not contribute to a grouping of similar buildings. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource or as a contributor to a historic district under Criterion 3.

Criterion 4:. Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 2747 Green Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2747 Green Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

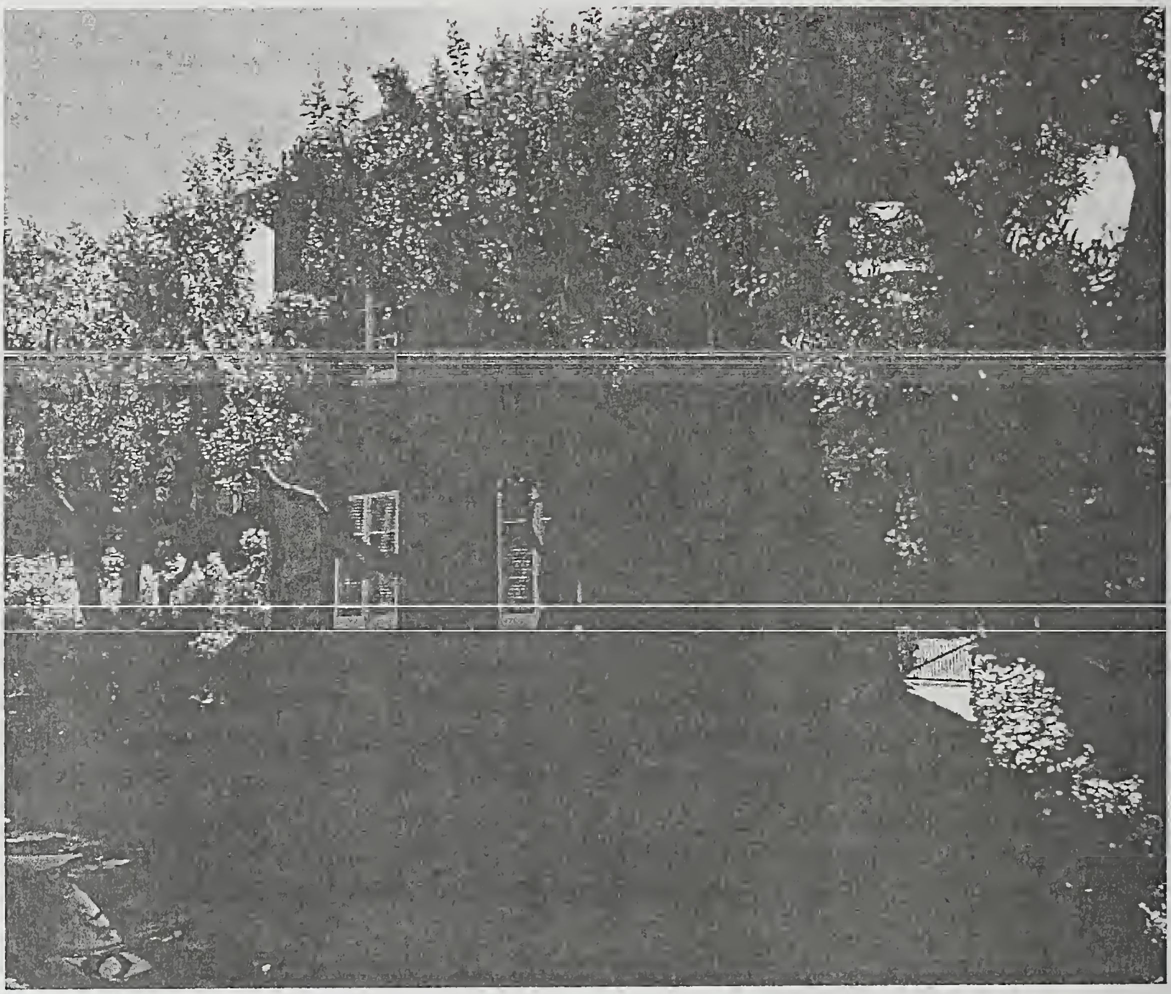
- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________________ Date: 3/15/2013

Tina Tam, *Senior Preservation Planner*

IMAGE



Source: Tim Kelley Consulting, 2012.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 439 Clipper St	BLOCK/LOT(S) 6555/043

CASE NO. 2011.1354E	PERMIT NO.	PLANS DATED

☑ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

4/19/13 AV **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

AV 4/19/13 **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP 04/19/

Per GIS data! Archeo & Hist Preserv were the only CEQA resources to be cleared.

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** **GO TO STEP 5**

☐ Project **does not conform** to the scopes of work: **GO TO STEP 5**

☐ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource** (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: See HREF, Part I & II & Revised II

* _______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: _______

** Attach Historic Resource Evaluation Report*

b. Other, please specify: _______

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

____
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

____
Planner's Signature

4/19/2013
Date

Tina Tam
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 12, 2012
Case No.: 2011.1354E
Project Address: 439 Clipper Street
Zoning: RH-2 (Residential, House, Two Family)
40-X Height and Bulk District
Block/Lot: 6555/043
Date of Review: April 12, 2012 (Part I & II)
Staff Contact: Monica Pereira (Environmental Planner)
(415) 575-9107
monica.pereira@sfgov.org
Tara Sullivan (Preservation Planner)
(415) 558-6258
tara.sullivan@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

439 Clipper Street is located on the southern side of the street mid-block between Castro and Diamond Streets in the Noe Valley Neighborhood. Clipper Street is located between 25th and 26th Streets. The subject building is located on a 3,097 square-foot, rectangular shaped lot that measures 26.67 feet in width, 116 feet in depth within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District.

Water Department records show that 439 Clipper Street was constructed in June 1906 by a builder/investor named Bernard Scapiro. The building is 17 feet setback from the front property line on an up-sloping lot and features a rusticated concrete front retaining wall and a stepped front yard with the entrance steps at the western property line. The building is designed in a vernacular style with Queen-Anne detailing. The building features plain basement/crawlspace floor with a pair of double-hung wood windows with simple wood surrounds. There is a recessed entrance porch at the western side of the ground floor with a wood-paneled-and glass door and a single-pane sidelight window, both with simple wood surrounds. The remainder of the first floor features an angled-bay window with a single double-hung wood window and surround at each bay. The attic floor projects out to the plane of the front bay window and is separated with a simple horizontal wood panel. The attic has a front-facing gable with simple cornice and a pair of double-hung wood windows and surround in the center. The building is clad in wood, with fish-scale shingles at the attic floor, small horizontal siding at the ground floor, and plain siding at the basement level. The rear (south) elevation is simple with wood siding and double-hung windows.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further

Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1906).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. However, John Meirs Horner is the person most associated with Noe Valley's development.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel from Jose de Jesus Noe in 1853. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys.

The area was spared in the aftermath of the 1906 Earthquake and Fire and settlement in these neighborhoods boomed as Earthquake refugees moved to the area during the reconstruction period (1906 - 1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian decent. The neighborhood was developed for the working class and its early development reflected this. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. Noe Valley's primary development period was from 1880 - 1914, though its higher more remote locations remained undeveloped until the middle of the century which resulted in clusters of mid-century development scattered throughout its higher elevations.

439 Clipper Street is located on a residential block that is defined by a mix of single- and multi-family dwellings. The immediate neighborhood contains a small range of building styles with turn of the 19th century vernacular Queen Anne, Stick, Eastlake, and Edwardian architecture being the most predominant styles represented. Building heights range from one-over-garage to two stories with most buildings having ground floor garage entrances. The properties on both the south (subject) and north side slope up from street. Records show that the majority of the homes in the neighborhood were constructed in the 1890's – early 1910s, and there is a consistent pattern of Eastlake and vernacular/Queen Anne cottage design throughout. The buildings have a high degree of visual material integrity and retain their general form and massing.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical *resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1890 - 1914 ☒ Contributor ☐ Non-Contributor

Based upon information provided by the project sponsor and found within the Planning Department's background files, Preservation staff finds that the subject property is eligible for inclusion on the California Register as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
439 Clipper Street was constructed in the middle of Noe Valley's development period (1880 – 1914). It was a residence that was constructed in the immediate aftermath of the 1906 earthquake and fire (June 1906), which is an important part of San Francisco history. However, to be individually eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that 439 Clipper Street does not qualify individually under Criterion 1 because the construction of a single-family residence is not itself a qualifying significant event, and there are no records of any specific significant events occurring on the property.

However, the general development of Noe Valley from the Rancho San Miguel to Horner's Addition and the residential construction boom immediately after the 1906 earthquake and fire, does qualify as a significant event in the history of San Francisco and is eligible for inclusion as a historic district on the California Register. The period of significance would be from approximately 1880 – 1914. The block where 439 Clipper Street (northern side) is located contains an extremely high concentration of residences that were all constructed within a few months after the 1906 earthquake and fire. They are all in the same Queen Anne style and clearly represent this time period of Noe Valley's development. While there may be larger boundary upon further evaluation and survey, the eligible California Register historic district is the northern side of Clipper Street between Diamond and Castro Streets, and includes the street frontages along Diamond Street between Clipper and 26th Streets (blocks 6555 and 6556).

It is therefore determined that there is a California Register-eligible historic district in the neighborhood, and that the subject property is eligible as a contributor for the California Register under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Research does not indicate that 439 Clipper Street is associated with the lives of important persons in our past. Documentation shows that the original owner was Bernhard Schapiro (1906-1907) who constructed the building. Bernhard Shapiro was a real estate developer and likely constructed the row of homes along Clipper Street. Subsequent owners include Freidrick Schwenger (1907 – unknown); E. Marthller, F. OSmans Family, Richert & Chosman (unknown – 1938); H&D Graeifs (1938-1944); Floyd and Ethel Mission (1944-1951); Lilly Schwenger (September – November 1951); William E. Davis (1951-1952); Melba Reith (1952-1986); and Willian Reigh, (1986-2008). The property is currently owned by Shing Pok Cheung and Sui Wai Chu (2008- present). While the original builder did construct properties throughout Noe Valley, neither he nor any of the subsequent owners of the property were important to our local, regional or national past.

Therefore, 439 Clipper Street is not eligible for listing under California Register Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
439 Clipper Street was constructed in 1906 in a vernacular style with Queen Anne detailing. It is one of a row of seven residential buildings that are designed in a similar style and constructed in the same year. Several identical homes are located on the remainder of the block, directly across the street from the subject property, and on the blockface of Diamond Street between Clipper and 26th Streets. These buildings are examples of small front-facing residential homes which were likely constructed from pattern books that were popular during this period. They all feature typical simplified Queen Anne details such as front-gabled roof, half-timbered walls, textured façade surfaces with patterned wood shingles, angled bay windows, front porches that accentuate the asymmetry of the façade, and simple door and window surrounds. 439 Clipper Street has all of these characteristics and is a good example of this simple, vernacular residential style from 1906.

The remainder of the properties on the subject block and surrounding blocks were all constructed between 1890-1915. The neighborhood shows the evolution of residential construction from this period and has early Italianate, Stick, Queen Anne, and Edwardian structures. There are a few homes that were constructed outside of the period of significance; however, these are scattered throughout and do not disrupt the overall character of the area. As noted above, the eligible California Register historic district is the northern side of Clipper Street between Diamond and Castro Streets, and includes the street frontages along Diamond Street between Clipper and 26th Streets (blocks 6555 and 6556), and may be enlarged upon further survey and evaluation.

Therefore, 439 Clipper Street does qualify for the California Register of Historical Resources as a contributor to a historic district under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

- Entrance stairs and recessed landing area;
- Front portion of the property which consists of a front retaining wall and a stepped/terraced yard;
- Detached nature of the home, which allows for visibility of the side facades; and
- Overall form and massing, specifically, the buildings low height, angled roof form.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 6/5/12
Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: October 24, 2011

Project Description

The proposal is to the following:

- Raise the building approximately 3 feet-6 inches;
- Remove the existing attic floor and convert it into the second floor;
- Construct a new third floor that will feature a front-facing gable roof form for the first 15 feet at the front and a 'shed' dormer roof for the last 15 feet of the building;
- Remove the existing entrance wall, door, surround and window and construct a new entrance wall, door, and window system that will not match the historic and be approximately two feet forward from the historic wall;
- Construct a three-story rear addition that will be five feet deep and run the width of the existing building;
- Construct an additional two-story rear addition that will be 15 feet deep by 21 feet wide;
- Remove the front retaining wall, terraced yard, and entrance stairs and pave the front yard;
- Construct a new one-story garage structure at the front property line, with a paved deck area on the roof; and
- Interior alterations that will conform to the proposed scope of work.

Please note: the project needs to be evaluated per the demolition calculations set forth Planning Code Section 1005(f).

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☒ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project at 439 Clipper Street will have a significant adverse impact to the building and to the potential historic district. The proposed scope of work will remove the majority of the original/historic material and character-defining features of the building. If completed as proposed, there will be little original historic fabric left; the building will lose its integrity; and it will no longer convey its significance as a 1906 post-earthquake residential structure.

In order to not have a significant adverse impact on the individual building and the surrounding properties, the proposed project should, at a minimum:

- Reduce the scope of the project and avoid removing and modifying original historic material;
- Maintain the original form and massing of the building, especially the primary façade;
- Retain the original front-facing gable roof form;
- Eliminate the construction of a new third floor;
- Set the addition back so it is minimally visible from the public right-of-ways. The addition should be carefully designed so that it fades into the background view. It should be set back a minimum of 15 feet from the front façade; however, due to the low-scale of the adjacent buildings and topography of the site, a further setback may be required;
- Preserve portions of the rear of the existing building;
- Reduce the scale of the rear addition so that it is compatible with the surrounding properties and is in keeping with the low-scale height of the buildings in the district;
- Retain the front wall, entrance door, surround, and adjacent window;
- Reduce the size of the garage door opening to not more than 8-9 feet in width and height;
- Eliminate excessive paving in the front yard and retain as much of the existing terracing/landscape; and

- Provide demolition calculations to ensure the project does not trigger de-facto demolition per Section 1005(f) of the Planning Code.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 6/5/12

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Michael Smith, Current Planning

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response
REVISED PART II ANALYSIS

Project Address:	439 Clipper Street
Block/Lot:	6555/043
Case No.:	**2011.1354E**
Permit No.:	**2011.0516.6108**
Preservation Planner:	Tara Sullivan (415) 558-6258 tara.sullivan@sfgov.org
Date of Review:	April 12, 2012 (Part I & II) February 27, 2013 (Revised Part II)

PART II: REVISED PROJECT EVALUATION

Proposed Project: ☐ Demolition ☒ Alteration

Per Drawings Dated: 2/1/2013

Project Description:

The proposal is to the following:

- Rehabilitate the façade(s), including:
    - Retain the façade material in its entirety, including the horizontal wood siding (both the plain siding at the basement level and the small horizontal siding on the remainder of the building), fishbone shingles at the attic, wood eave and brackets, horizontal and vertical wood trim, wood window surrounds, and any other decorative features;
    - Repair damaged material where necessary; and
    - Minor replacement of severely-deteriorated pieces to match the historic in terms of material, configuration, detail and finish, but in no case shall large portions of the façade material be removed and replaced; and
- Retain and repair the wood-and-glass paneled entrance door and frame;
- Repair the historic wood windows and where necessary, replace the windows with new one-over-one double-hung wood windows that will be in a painted finish;
- Rebuild the front entrance stairs and side walls in their historic configuration. The lower set of stairs will be replaced with concrete stairs, and the upper set of stairs will be replaced with wood stairs and railings;

- Install a new garage within the front yard that will be 13 feet wide (including exterior walls) and have a 8′-9″ wide door. The garage will feature painted wood siding and have a small planter at the sidewalk;
- Rebuild the front retaining wall at the property line;
- Install new landscaping at the front areaway/yard; specifically, retain the sloped yard that is adjacent to the garage and stairs, and install a new green roof system over the garage. The final result is to retain as much landscape/greenscape as has historically existed on the property and to minimize the amount of paving;
- Construct a rooftop addition that will be 16 feet-8 inches setback from the front façade on the west side and 21 feet setback from the front façade (behind the existing dormer) on the east side;
- Construct a three-story rear addition that will be 20 feet deep. This addition will be setback 5 feet from the eastern façade (it will be setback 5 feet from the rear corner);
- Install 5 new skylights at the roof which will be flush with the roof surface. The two at the front will be approximately 9 feet setback from the front façade; and
- Interior alterations that will conform to the proposed scope of work.

Please note: the project has been evaluated per the demolition calculations set forth Planning Code Section 1005(f) and does not meet the threshold for demolition. If there are modifications to the project these calculations will be reevaluated.

Project Evaluation:

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Based on the revisions made to the project and incorporated into Building Permit No. 2011.0516.6108, the proposed work will retain the character-defining features to the historic resource, including:

- Attic story front-facing gable with a pair of windows;
- Overall form of attic floor, which has a small overhang, simple cornice/surround feature, and a decorative band between the attic and first floor;
- Angled bay window at the first floor that is at the same plane as the upper attic floor;
- Recessed entrance porch with original door, surround and small single-pane window;
- Wood siding, which consists of a combination of horizontal clapboard siding and decorative shingle siding, along with decorative wood brackets and details;
- One-over-one double hung wood windows;

- Entrance stairs and recessed landing area;
- Front portion of the property which consists of a front retaining wall and a stepped/terraced yard;
- Detached nature of the home, which allows for visibility of the side facades; and
- Overall form and massing, specifically, the buildings low height, angled roof form.

The installation of a new garage structure will not have an adverse impact to the historic resource as proposed. The landscaping will be largely retained and restored. The rooftop addition is setback so that it is minimally visible from the public right-of-way and the rear addition is setback from the main body of the building and will not be visible. The addition has been redesigned so that the building retains it's detached nature and will still read as a small cottage.

The work to the façade will be restorative in nature and will not remove a significant amount of original material.

Please note that any revisions to the project will require further CEQA review.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 2/28/2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Sharon Lai, Planning Department

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To:
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Sub

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Plea
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Best,
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Tara
San F
1650
415-5

Sullivan, Tara

To:	Darren McMurtrie (d@minniti-mcmurtrie.com)
Cc:	Smith, Michael (CPC) (michael.e.smith@sfgov.org)
Subject:	439 Clipper St

Hi Darren,

I went through the revisions for 439 Clipper Street and everything looks good. Can you forward a pdf of this set? I need one for the EE file.

Once we get that, my portion is done – I've drafted a revised Part II analysis which is with Tina Tam for review. It will take several weeks for the case to be finalized and closed, but you can go ahead and work with Michael to complete the permit.

Please cc Michael with the plan set. I'm leaving the Department for another position in the city – tomorrow is my last day and am finishing up a few projects (lucky for you I was able to get this done!). If you have any questions regarding the CEQA analysis contact Michael.

Best,
-tara

Tara Sullivan
San Francisco Planning Department
1650 Mission Street, San Francisco, CA 94103
415-558-6257

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS Pier 84 – Copra Crane		BLOCK/LOT(S) 9900/034
CASE NO. 2013.0447 E	PERMIT NO.	PLANS DATED 5/5/03

☐ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 31 – Historical Resource Restoration/Rehabilitat.

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

/13 ☑ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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_______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

_______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

MP
04/16/13

The Port will follow the standa proced used in simila projects that are cleared under the Maintena & Repai Cate

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** **GO TO STEP 5**

☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: **GO TO STEP 5**

☐ Project does not conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

RS 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: See PTR form ~~dated~~ signed 4/22/13

* _______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: _______

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: _______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 RS
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature _______

Date 4/22/13

Print Name Rich Sucre'

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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Thank

David
Port of
Plannir
415-27
Fax 41
sfport.

Pereira, Monica

From: Beaupre, David
Sent: Tuesday, April 16, 2013 9:31 AM
To: Pereira, Monica
Subject: Copra Crane Questions- Response

Monica,

The Port would conduct removal activities in accordance with applicable regulatory permits and would cut or break the piles off at least one foot below the mudline. The Port will minimize sediment disturbance during removal, use a floating boom around the work area to contain and capture debris. Creosote treated piles and decking material will be placed on a barge and shipped to be processed and transferred to an appropriate upland disposal site. The repair crew will work diligently to prevent any material from dropping into the Bay during the course of the work, if any material falls into the Bay it will immediately be retrieved.

The new deck and support for the copra crane will be constructed from the waterside utilizing a barge and crane.

Please let me know if you have any other questions.

Thank you,

David Beaupre
Port of San Francisco
Planning and Development
415-274-0539
Fax 415-732-0409
sfport.com

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	4/15/2013	**Date of Form Completion**	4/22/2013

PROJECT INFORMATION:

Planner:	Address:	
Rich Sucre	Pier 84 (Copra Crane)	
Block/Lot:	Cross Streets:	
9900/084	Indiana and Tulare Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A		2013.0447E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	05/05/2003

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☒ If so, are the proposed changes a significant impact?

Additional Notes:

- Constructed in 1965, the Pier 84 Copra Crane is a historic resource for CEQA purposes, as determined by the Central Waterfront Historic Resource Survey.
- The proposed project includes reconstruction of the Copra Crane and construction of a new platform consisting of ten creosote-treated wood piles, pile caps, stringers and 1,100 sq ft of wood decking. The crane and platform would be reconstructed in its original location.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	● Yes	○ No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ○ No	Criterion 1 - Event: ● Yes ○ No
Criterion 2 -Persons: ○ Yes ○ No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ○ No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ○ No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance: 1965
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The Pier 84 Copra Crane is significant for its association with San Francisco's waterfront and labor history. It is the last surviving remnant of the former Cargill industrial plant, and is representative of the hand-operated machinery used by Longshoremen to off load material from cargo vessels. In 2012, the Copra Crane was dissembled and was stored off-site, due to imminent collapse of the timber wharf.

The proposed project would construct a new timber wharf and would reconstruct the Copra Crane in its original location. The reconstruction of the Copra Crane would be guided by detailed architectural and engineering drawings, and would meet the Secretary of the Interior's Standards for Reconstruction. The new timber wharf would match the original timber wharf in location, design, size and appearance. Ultimately, the reconstructed Copra Crane would serve as an monument to recognize and interpret the history of the Copra Crane and its contribution to San Francisco's waterfront. The proposed project is sponsored by the Port of San Francisco with the Copra Crane Labor Landmark Association (CCLLA).

Overall, the proposed project would not have a significant adverse impact to any on-site or off-site historic resources, since the proposed project would meet the Secretary of the Interior's Standards for Reconstruction.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4 - 22 - 2013

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #__________
HRI #__________
Trinomial__________
NRHP Status Code__________
Other Listings__________
Review Code______ Reviewer__________ Date________

Page 1 of 2 **Resource name(s) or number**(assigned by recorder) Pier 84 and Copra crane

P1. Other Identifier: 133; Pier 84 Cargill Copra Plant
***P2. Location:** ☐Not for Publication ☒Unrestricted ***a. County** San Francisco
***b. USGS 7.5' Quad** San Francisco South, CA **Date** 1995
***c. Address** Indiana and Tulare Streets at Islais Creek Channel **City** San Francisco **Zip** 94124
***e. Other Locational Data:** Assessor's Parcel Number Block: 9900 Lot: 84

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

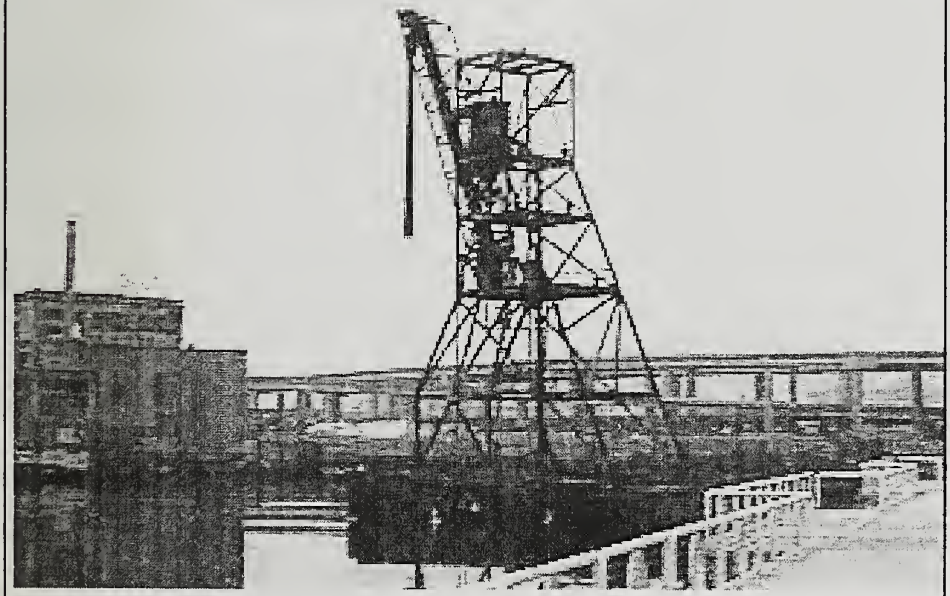
Pier 84 is a single level wooden wharf set on wood pilings located along the northwest shore of the Islais Creek Channel. The wharf is located some fifty feet from the shoreline and was accessed by short bridges, no longer standing. Adjacent buildings have also been demolished, c. 1998.

The copra crane is a large (approximately 50-foot tall) structural steel loading crane with a broad base set onto the deck of the pier. A long arm and descending "trunk" project from the midsection of the crane. The crane has been tooled to unload copra, or dried coconut meat, which was processed for vegetable oil in the now demolished plant on the adjacent shore.

***P3b. Resource Attributes:** (list attributes and codes) HP 11 Engineering Structure; AH 13 Wharves

***P4. Resources Present:** ☐Building ☒Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Photo: (view and date)
View from Tulare Street looking southwest
11-30-2000

***P6. Date Constructed/Age and Sources:** ☒historic
Pier: 1948 Port Files
Crane: 1965 Port Files

***P7. Owner and Address:**
Port of San Francisco
Ferry Building
San Francisco, Ca 94111

***P8. Recorded by:**
Planning Department
City & County of San Francisco
1660 Mission Street, 5th Floor
San Francisco, CA 94103

***P9. Date Recorded:** 01-19-2001

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") San Francisco Landmarks Case Report, June 1, 1990 (1990.348L) "Pier 84 with Loading Tower"; DPR 523 10/24/94

***Attachments:** ☐None ☐Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other

DPR 523A (1/95) *Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2
*NRHP Status Code 4S1

*Resource Name or # Pier 84 and copra crane

B1. Historic name: Cargill Inc. Copra loading crane
B2. Common name: Copra loading crane
B3. Original Use: Copra loading crane B4. Present use: None
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Pier constructed in 1948. Crane constructed in 1965.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
Shed and pump house, both post-1964. Rail spurs. Office on Cesar Chavez Street.

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** Commercial Development **Area** San Francisco's Central Waterfront
Period of Significance 1854-1948 **Property Type** Industrial **Applicable Criteria** A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

This area does not appear on any maps before 1920 because it was an open creek bed. By 1928, work had begun on the Islais Creek Reclamation project, which entailed creating 281 acres of fill for industrial expansion and new factory sites and dredging 6,000,000 cubic yards of fill to create the present channel. This parcel is listed in the 1935 block book with the Western Pacific Rail Road Company as the owner of the entire block. In 1948, the Port of San Francisco constructed Pier 84. By 1948, a plant and refinery for coconut oil was constructed by Cargill Inc., and in 1956, the administration building was constructed with general offices, an oil manager office, a grain manager office, a trading room and a sample room. The loading crane - copra crane was erected in 1965 by/for Granex Corp., a copra processing plant owned and operated by Philippine nationals. It was used until 1974 when the copra processing plant closed. City Directories list Cargill Inc. at this address until 1980 and Granex Corporation, refiners of oil/copra processing from 1981 until 1990. Pan Pacific Commodities, dealers of crude oil, were also listed at this address from 1981-1983.

The crane retains integrity of location, design, workmanship, materials, and association. It is such a striking structure that, although almost all of the buildings from the plant have been demolished, it still possesses integrity of setting and feeling.

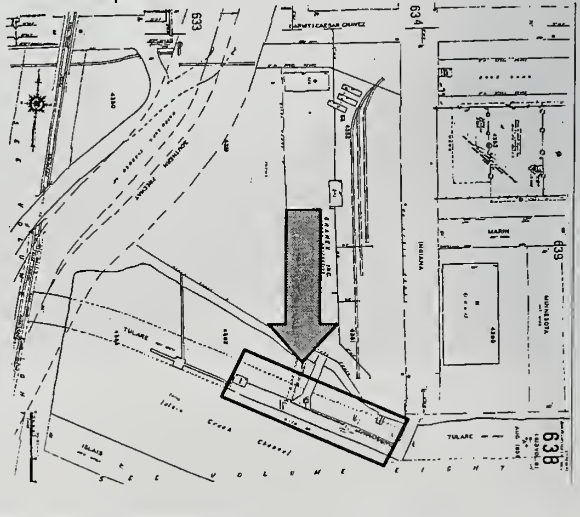
Although this crane was erected less than 50 years ago, it is significant at the local level because of its connection to the Central Waterfront's and San Francisco's labor history as it is the last remaining piece of machinery on the Port of San Francisco hand-operated by longshoremen working bulk cargo. It also represents the ties of San Francisco's economy with those of the South Pacific Islands. In the 1960s, copra imports to San Francisco were valued at about $18 million annually. This resource may become eligible for separate listing in the National Register when the property becomes old enough to meet the Register's 50-year requirement. Additional research may find it as the only remaining property representative of the copra processing industry in San Francisco. It is significant under Criterion A: Resources that are associated with events that have made a significant contribution to the broad patterns of our history.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
Building Permit #188857; Port of San Francisco Historic Resources Data Base; "Save the Copra Crane" brochure; Copra Crane Labor Landmark Association; Islais Creek Human History Outline
B13. Remarks:

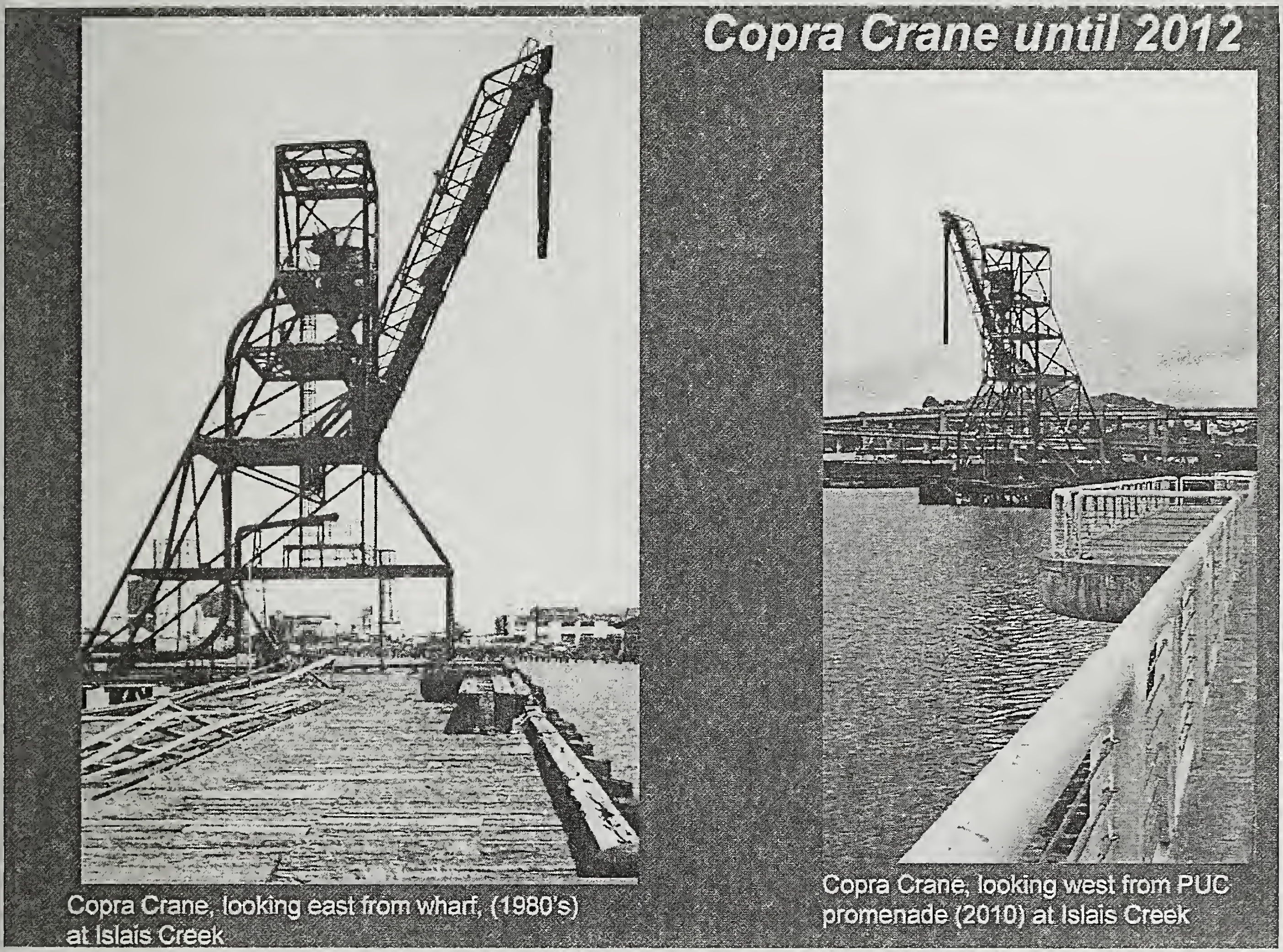
***B14. Evaluator:**
Tim Kelley, historian, Central Waterfront Survey Advisory Committee
***Date of Evaluation:**
July 20, 2001

(This space reserved for official comments.)

Sketch Map



*Required information



Copra Crane until 2012

Copra Crane, looking east from wharf, (1980's) at Islais Creek

Copra Crane, looking west from PUC promenade (2010) at Islais Creek

Copra Crane former and future site

Above: Piles that once supported Copra Crane, looking south at Terminus of Indian Street at Islais Creek

Below: Pile supported wharf area adjacent to former Copra Crane Platform, Looking west at terminus of Indiana Street

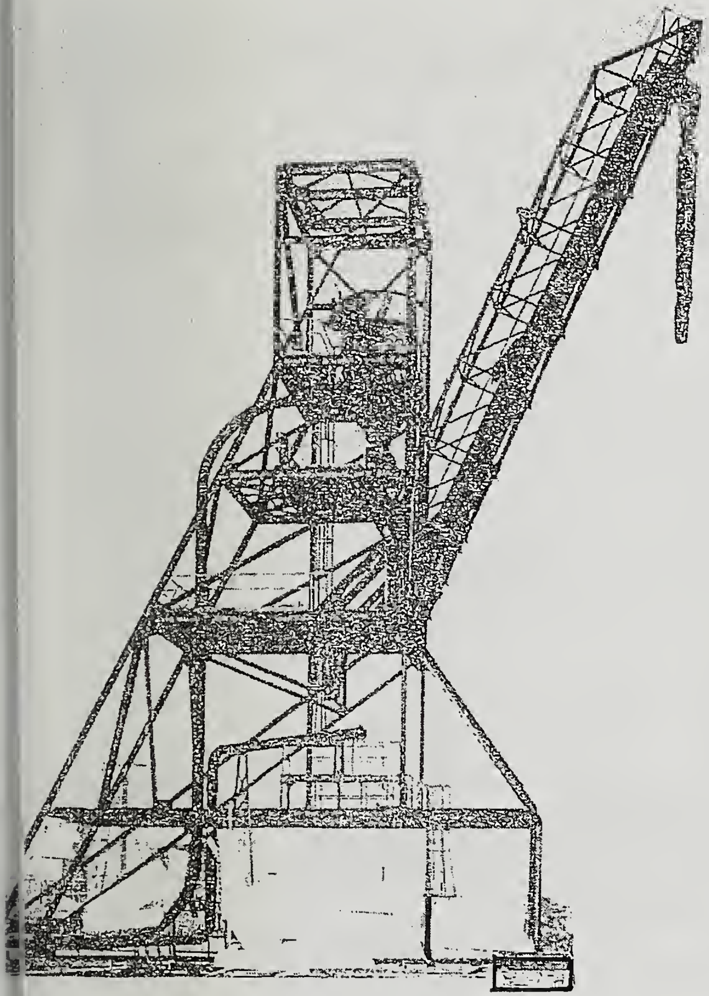


TABLE OF CONTENTS:

SHEET NO.	CONTENT
1.	TITLE SHEET & TABLE OF CONTENTS.
2.	COPRA CRANE; GENERAL ARRANGEMENT, PLAN & ELEVATION.
3.	NEW COPRA CRANE PLATFORM; STRUCTURAL ARRANGEMENT.
4.	NEW COPRA CRANE PLATFORM; CORNER CONSTRUCTION DETAILS.
5.	PILE CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER
G. R. McCARDELL
No. 20872
EXP. 9/30/05
CIVIL
STATE OF CALIFORNIA

SHEET NO. 1 OF 5

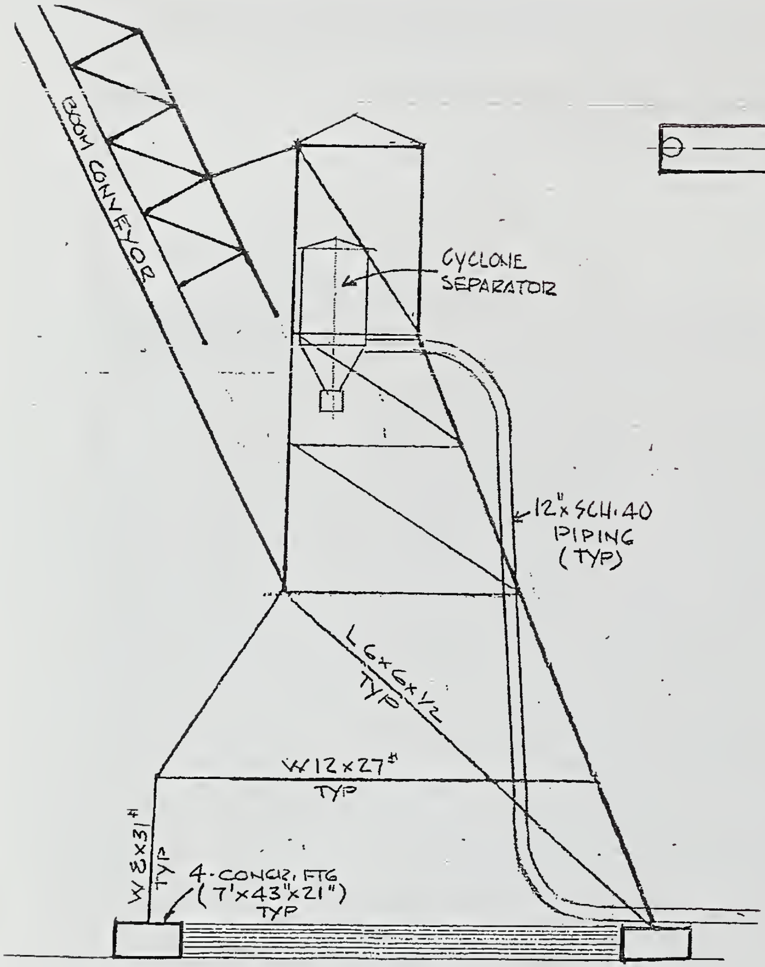
HARBOR DESIGN ENGINEERS
356 TENNESSEE AVE. • MILL VALLEY 94941
PHONE & FAX 415 /388-9362

CIVIL • MARINE • MECHANICAL

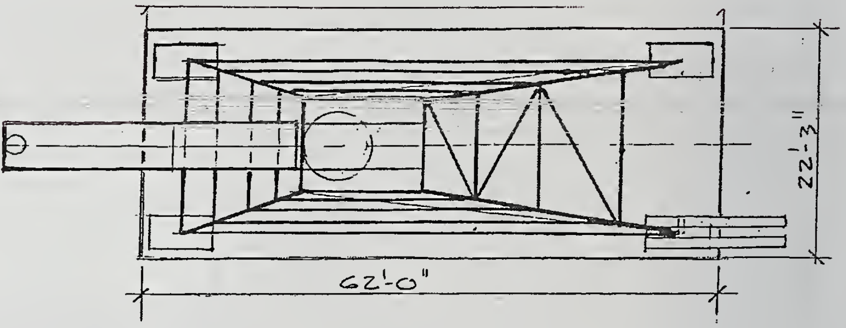
CARGILL COPRA CRANE LABOR
MONUMENT

PIER 84/ISLAIS CREEK

DRAWN BY: R.MCCAROELL	APPVO:	SCALE:
DRAWING NO: C0305-001	REV:	DATE: 5/5/03



ELEVATION



PLAN

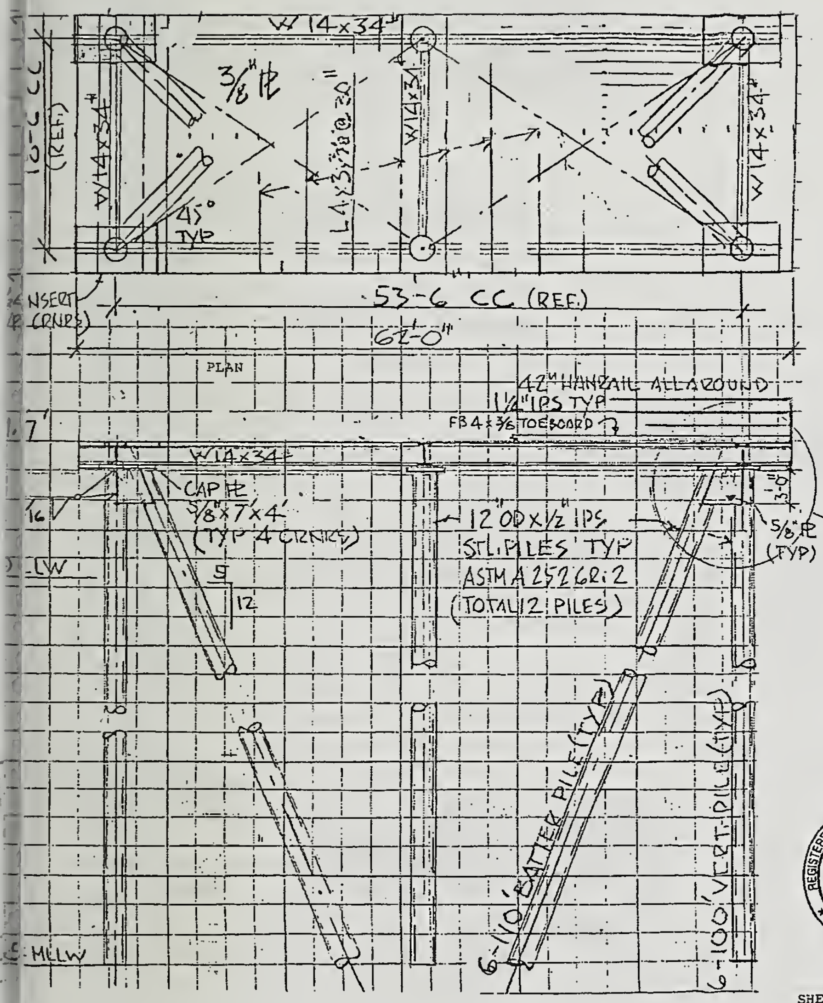
NOTE:

ALL STRUCTURE SHOWN ON THIS SHEET RELECTS THE EXISTING AS-BUILT CONDITION.

REGISTERED PROFESSIONAL ENGINEER
R. McCARDELL
No. 20872
EXP. 9/30/05
CIVIL
STATE OF CALIFORNIA

HARBOR DESIGN ENGINEERS 366 TENNESSEE AVE. • MILL VALLEY 94941 PHONE & FAX 415 /388-9362 CIVIL • MARINE • MECHANICAL	CARGILL COPRA CRANE LABOR MONUMENT GENERAL ARRANGEMENT	
DRAWN BY: R.MCCARDELL	APPVD:	SCALE:1"=10'
DRAWING NO: C0305-001	REV:	DATE:

SHEET NO. 2 OF 5



SEE SHT. 4 FOR CORNER/PILE CONSTRUCTION DETAILS.

GENERAL NOTES:

1. ALL STEEL PLATE & SHAPES , ASTM A-36, OR BETTER; BOLTS, GR. 2 GALVANIZED. (SEE SHEET 2 FOR PILING MATERIALS & DETAILS.)
2. ALL WELDING, MATERIALS & WORKMANSHIP SHALL MEET CURRENT AWS SPECIFICATIONS. ALL BUTT WELDS SHALL BE FULL PENETRATION WITH REINFORCEMENT; ALL FILLET WELDS SHALL BE DOUBLE CONTINUOUS SIZED 1/16" LESS THAN THE THINNER OF THE MATERIALS BEING JOINED DECK BEAMS MAY BE EITHER CHAINED OR STAGGERED INTERMITTENT WELDED WITH 6" OBL. CONTINUOUS WELDS AT EACH END.
3. THE ENTIRE PLATFORM SHALL BE PROVIDED WITH A MULTI TIER HANDRAIL INCLUDING A FB 4"x3/8" TOEBOARD TO MEET UBC STANDARDS; AN OPENING AT MID-LENGTH ON THE EAST FACE SHALL BE PROVIDED & A VERTICAL LADDER SHALL BE INSTALLED FOR PERMANENT ACCESS TO THE PLATFORM. THE LADDER CONSTRUCTION SHALL BE STEEL GALVANIZED WITH NON-SKID RUNGS. A SAFETY CHAIN & HASP ALL CRS OR GALVANIZED SHALL BE PROVIDED & INSTALLED AT THE OPENING IN THE HANDRAIL
4. AFTER COMPLETION OF ALL WELDING, ALL NEW STEEL TO BE PREPARED PER SSPC-SP-6, CLEANED THOROUGHLY & COATED WITH A WATERBORNE ZINC SILICATE, DIMETCOTE 302H. ANY DISTURBED STEEL SHALL BE DISC GROUND TO BARE METAL & COATED WITH THE SAME PRODUCT; WELD AREAS TO BE REPAIRED WITH COMPATIBLE APPROVED MATERIALS.
5. DO NOT SCALE DRAWING; CHECK WITH THE ENGINEER IN CASE OF ANY DOUBT.

C.R. McCARDELL
No. 20872
EXP. 9/30/05

SHEET NO. 3 OF 5.

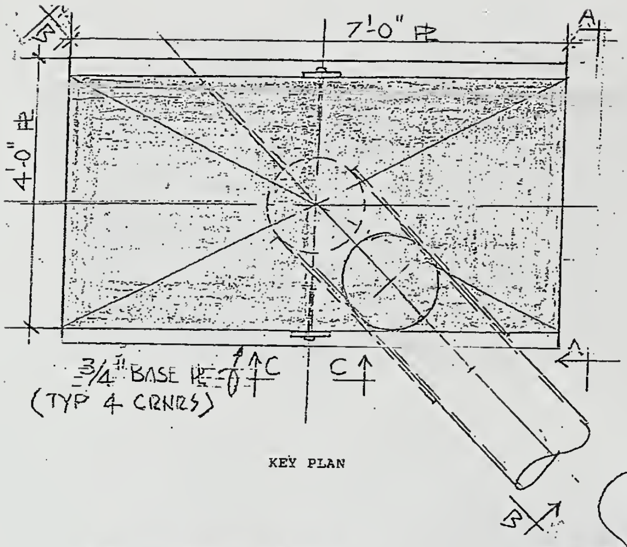
HARBOR DESIGN ENGINEERS
366 TENNESSEE AVE. • MILL VALLEY 94941
PHONE & FAX 415 /388-9362

CIVIL • MARINE • MECHANICAL

CARGILL COPRA CRANE LABOR
MONUMENT

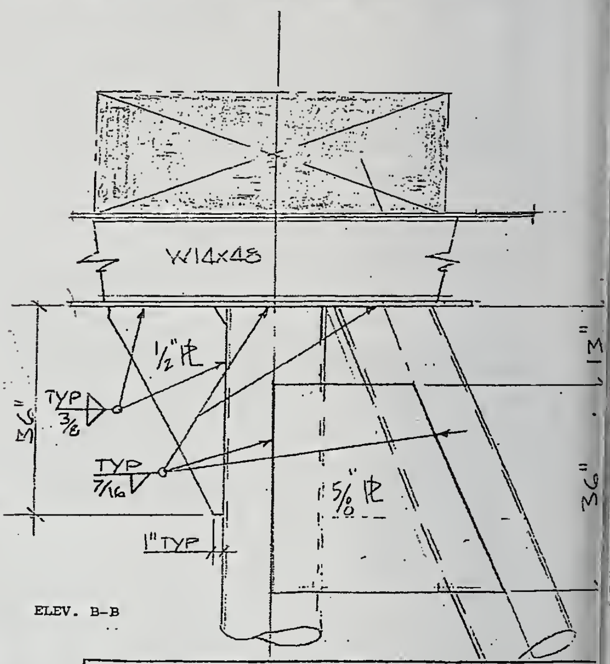
PLATFORM STRUCTURAL ARRANGEMENT

DRAWN BY: R.MCCARDELL	APPVD:	SCALE: 1/8"=1'-0
DRAWING NO: C0305-001	REV:	DATE:

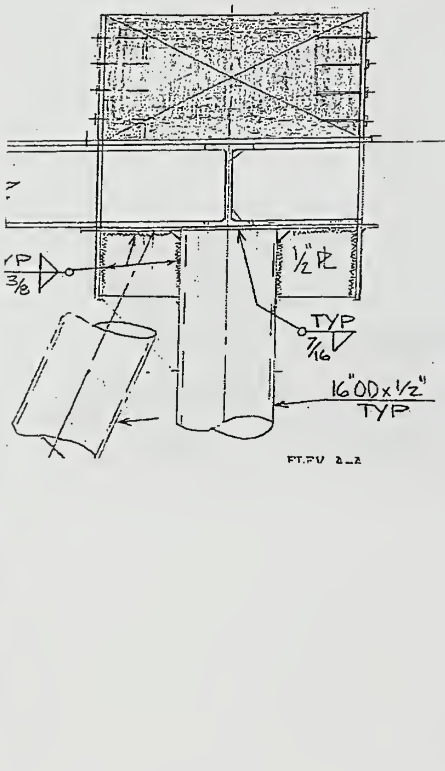


KEY PLAN

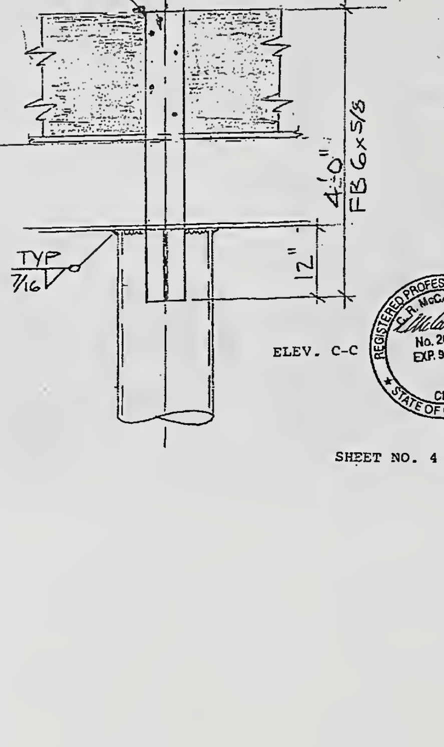
GENERAL NOTES:
1. CONCRETE FOOTINGS ARE SHOWN SHADEO.
2. BEFORE SETTING THE COPRA CRANE UPON THE NEW PLATFORM, THE STEEL SURFACES IN WAY OF THE CONCRETE FOOTINGS SHALL BE TREATED WITH "CHEMCO" BONDER LIQUIO LWL OR EQ.; THE CONCRETE FOOTING SURFACES SHALL ALSO BE COATED WITH THE SAME PROOUCT TO REDUCE PERMEABILITY TO MOISTURE PENETRATION.



ELEV. B-B



ELEV. A-A


FB 6x5/6 EA. SIDE; 4-7/8 DIA x 7" EMBED "CHEM STUDS"/EQ. (SLOT THRU TOP & BOT PLTS.)
4'-0"
FB 6x5/8
12"
TYP 7/16

ELEV. C-C

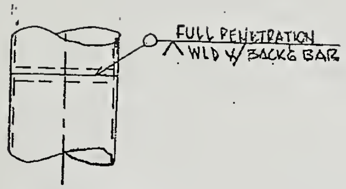
C.R. McCardell
No. 20872
EXP. 9/30/05

HARBOR DESIGN ENGINEERS
366 TENNESSEE AVE. • MILL VALLEY 94941
PHONE & FAX 415/383-9362
CIVIL • MARINE • MECHANICAL

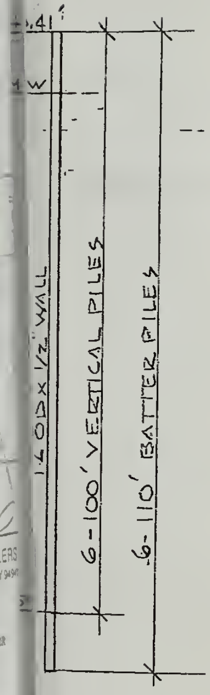
CARGILL COPRA CRANE LABOR
MONUMENT

ORAWN BY: R.MCCAROELL	APPVO:	SCALE: 3/4"=1'-0
DRAWING NO: C0305-001	REV:	DATE:

SHEET NO. 4 OF 5.



TYPICAL PILE SPLICE
1"= 2'



ATION

PILE SPECIFICATIONS & NOTES:
1. ALL PILES TO MEET ASTM A-252 GR. 2 OR 3.
2. PILE BUTT WELDS SHALL BE FULL PENETRATION WITH BACKING BARS.
3. PILE TIPS SHALL BE MACHINE CUT & BEVELED 30 DEGREES.
4. PILE DRIVING
   TOLERANCES- VERTICAL CUT OFF @ +10.41' MLLW.
   HORIZ. +/- 3" FROM PLANNED LOCATION.
   PLUMB 1½" IN 10'.
   AFTER PILES ARE DRIVEN TO FINAL POSITION, MATERIAL WITHIN THE ANNULAR SPACE SHALL BE REMOVED & THE BOTTOM 10' FILLED WITH CONCRETE; THE REMAINING SPACE SHALL BE FILLED WITH SAND/GRAVEL AGGREGATE, 3/4" MAX. GRAIN SIZE.
5. COATING-
   PREPARATION- ALL UNCOATED SURFACES TO BE CLEANED TO SSPC-SP6 COMMERCIAL BLAST. APPLY PAINT IMMEDIATELY AFTER SURFACE PREPARATION.
   APPLICATION- APPLY 1 COAT OIMETCOTE 302H 4 MILS DFT. ALLOW 4 HRS. DRY TIME @50 DEGREES F. BEFORE OVERCOATING.
   APPLY 1 COAT AMERON PSX700, 4-6 MILS DFT
6. ALL WELDING TO MEET CURRENT AWS SPECIFICATIONS.

R. McCARDELL
No. 20872
EXP. 9/30/05
CIVIL

HARBOR DESIGN ENGINEERS
356 TENNESSEE AVE. • MILL VALLEY 94941
PHONE & FAX 415/388-5362

CIVIL • MARINE • MECHANICAL

CARGILL COPRA CRANE LABOR
MONUMENT
PILE CONSTRUCTION

DRAWN BY: R.MCCARDELL	APPVD:	SCALE:
DRAWING NO: C0305-001	REV:	DATE:

SHEET NO. 5 OF 5.

SAN
PLA
DEPA

CA

☑

ST

☑

13

☐

ST

IFA

CON

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS Fire Station 109 Oak ST	BLOCK/LOT(S) 0837/025

CASE NO. 2013.0248E	PERMIT NO.	PLANS DATED

☑ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

GOVERNMENT
DOCUMENTS DEPT
MAY 16 2013
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PUBLIC LIBRARY

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

Per Consultation w/ Randall Dean on 04/25/13, there are no potential for impacts on Archeological Sensitive Zones.

Per the Department GIS Data base, the only CEQA resource to be evaluat is Historic Pres.

04/25/13

CONTINUED ON PAGE 2

________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☑ **Category A: Known Historical Resource** **GO TO STEP 5**

☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:**

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. ______ Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
2. ______ **Interior alterations to publicly-accessible spaces.**
3. ______ **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
4. ______ **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
5. ______ **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
6. ______ **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. ______ **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*
8. ______ **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

   Specify: See PTR Form

9. * ______ **Reclassification of property status** to Category C

   a. Per Environmental Evaluation Evaluation, dated: ______

   * *Attach Historic Resource Evaluation Report*

   b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

______ *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☑ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature ______

Date 5/9/13

Print Name Shelley Caltagirone

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	5/9/2013	**Date of Form Completion**	5/9/2013

PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	109 Oak Street (Fire Station No. 36)	
Block/Lot:	Cross Streets:	
0837/025	Franklin and Gough Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A		2013.0248E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/15/13

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA ● Yes ○ No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ● Yes ○ No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ● Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance: 1952-1961
	● Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
The Department fully concurs with the Secretary of the Interior Standards for Rehabilitation analysis presented in the Page & Turnbull Fire Station #36 Historic Resource Evaluation report, dated February 15, 2013. The report finds that the project would comply with the Standards and have no significant adverse impact to the subject building or to the 1952 Fire Bond Act Thematic Historic District.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5- 9-2013

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 645 - 20th Ave

BLOCK/LOT(S): 1624/005B

CASE NO.: 2012.0033E

PERMIT NO.:

PLANS DATED:

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

1 ☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

1/3 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

________ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

________ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

________ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

________ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

________ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

________ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP 01/09/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed**: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: 5/7/2013 PTR form

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date 5/7/2013

Print Name Gretchen A. Hilyard

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

THE CI

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	5/7/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	645 20th Ave	
Block/Lot:	Cross Streets:	
1624/005B	Balboa and Cabrillo Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.0033E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/5/2013

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Not a historic resource. Re-classification.

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ○ No	Criterion 1 - Event: ○ Yes ○ No
Criterion 2 -Persons: ○ Yes ○ No	Criterion 2 -Persons: ○ Yes ○ No
Criterion 3 - Architecture: ○ Yes ○ No	Criterion 3 - Architecture: ○ Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ○ No	Criterion 4 - Info. Potential: ○ Yes ○ No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

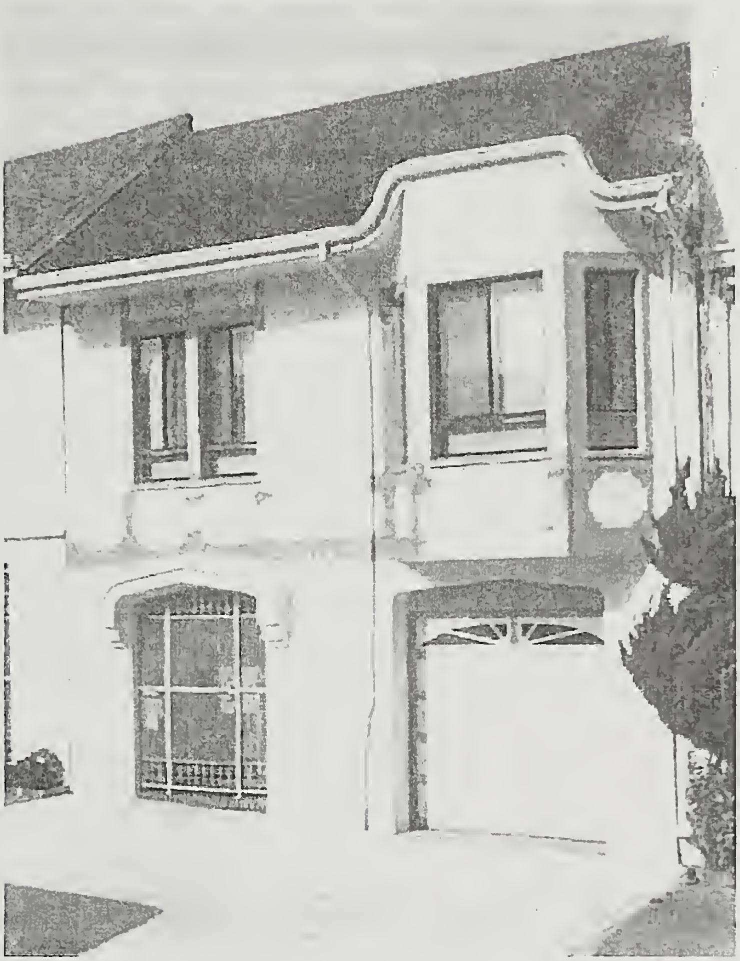
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form completed by Tim Kelley Consulting (dated November 2012), the subject building was constructed in 1921 and is designed in a vernacular Tudor Revival architectural style. The building was constructed by builder Emil Nelson (no relation to notable builder Fernando Nelson).

The building has undergone few changes over time (window replacement is the only notable exterior change). Based on the research provided in the Supplemental Information Form, the building is not associated with any important historical events or persons and is not architecturally distinct, such that would qualify it as a historic resource under CEQA.

The subject block features built dates ranging from 1920 to 1989 designed in a mix of vernacular and revival architectural styles. Most of the buildings were constructed between 1921 and 1922. No historic district appears to be present.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5/7/2013



FRONT FACADE OF SUBJECT BUILDING

GABRIEL NG +
ARCHITECTS INC.

1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415·682·8060 eFax 510·281·1359

FRONT &
2-STORY V
645-47 20T

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 930 Chestnut Street		BLOCK/LOT(S) 0048/006
CASE NO. 2012.1396E	PERMIT NO.	PLANS DATED 4/29/2013

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

13/13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

________ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

________ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

________ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

________ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

________ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

________ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?
Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.
Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?
Exceptions: Do not check box for stairs, patio, deck and fence work.
Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?
Exceptions: Do not check box for stairs, patio, deck and fence work.
Geotechnical report will likely be required. File an Environmental Application

______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?
No exceptions.
File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:**
GO TO STEP 5

☐ Project **does not conform** to the scopes of work:
GO TO STEP 5

☐ Project involves **4 or more** work descriptions:
GO TO STEP 5

☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

GAH 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

GAH 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

GAH 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _______________________________

* _______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: _______________________________

** Attach Historic Resource Evaluation Report*

b. Other, please specify: _______________________________

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 GAH *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

5/13/2013
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	April 30, 2013
Case No.:	**2012.1396E**
Project Address:	**930 Chestnut Street**
Zoning:	RH-1(D) – Residential-House, One-Family-Detached 40-X Height and Bulk District
Block/Lot:	0048/006
Date of Review:	April 30, 2013 (Part II)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

930 Chestnut Street is located on the north side of Chestnut Street between Leavenworth and Hyde Streets in the Russian Hill neighborhood of San Francisco. The subject property is located on a rectangular-shaped lot that measures 37.5 feet wide and 137.5 feet deep within a RH-1(D) (Residential-House, One-Family-Detached) Zoning District and a 40-X Height and Bulk District.

The subject property contains a two-story over raised basement, single-family, wood-frame residence constructed in c. 1866 by an unknown architect with rear additions in 1941 (by William Wurster) and 1966 (by Thomas Higley). The residence is designed in the Italianate architectural style and is set back from the street. The property features front and rear gardens designed by Thomas Church in 1941.

According to information outlined in the Supplemental Information Form for Historic Resource Determination prepared by Architectural Resources Group (dated October 26, 2012) and information found in Planning Department files, the historic portion of the house is limited to the original c. 1866 building and the 1941 front and rear gardens designed by Thomas Church. The integrity of the 1941 Wurster addition was compromised and obscured by the subsequent 1966 addition and is not considered a character-defining element of the property. The character-defining features of 930 Chestnut include:

c. 1866 Building

- Rectangular plan;
- Two-story massing;
- Deep front yard setback;
- Horizontal wood siding;
- Paired and single double-hung wood windows with decorative surrounds and balconettes supported by brackets,
- Angled bay window on east elevation;
- Raised entry stair/porch and detailing (including decorative posts and dentiled hood);

- Paired, framed, wood entry doors;
- Italianate style main entry door surround;
- Vertical quoining;
- Heavy bracketed cornice.

Front and rear gardens

- Overall plan and configuration;
- Curvilinear hedges;
- Brick paving, stairs and walls;
- Stone stairs and walls;
- Specimen trees;
- Planted beds along perimeter;
- Ivy wall cover;
- Retaining walls at front, rear and side property lines.

930 Chestnut Street was listed in the *Here Today: San Francisco's Architectural Heritage* survey conducted by the Junior League of San Francisco in 1968. The survey was adopted in 1970 by the San Francisco Board of Supervisors under Resolution Number 268-70 and contains information on approximately 2,500 properties within San Francisco County.

930 Chestnut Street is considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: April 29, 2013 by Architectural Resources Group.

Project Description

930 Chestnut Street is a two-story over raised basement, single-family, wood-frame residence constructed in c. 1866. The residence is designed in the Italianate architectural style. The proposal includes the restoration of the original c. 1866 building and alteration of the 1941 and 1966 additions to create a more cohesive architectural expression at the rear. This work will include restoration of the c. 1866 portion of the building, replacement of window glazing, alteration of the window detailing of the 1941 and 1966 additions, and demolition of the 1966 sauna outbuilding.

In detail, 930 Chestnut Street would be altered as follows:

- Restoring the exterior of the original c. 1866 portion of the house including balustrades, balconettes, cornices, wood siding and trim.
- Cleaning, repairing and painting elements where needed.
- Removal of all exterior plumbing lines and re-routed to the interior.

- Removal of the 1941 and 1966 rear addition walls and construction of new walls to better match the c. 1866 house. The detailing of the addition will be differentiated from the original so that it is read as a contemporary element.
- Replacement of the existing window glazing with laminated glazing with true-divided lights to match the existing window configuration.
- Replacement of the existing windows on the rear façade with new, double-hung wood windows to match the c. 1866 windows in configuration, dimension and style. The detailing of the new windows will be differentiated from the original so that they are read as contemporary elements.
- Demolition of the sauna in the rear yard. This area will be paved with brick paving to match the existing condition of the surrounding garden.
- Removal of the 1966 exterior stair adjacent to the 1966 addition.
- Replacement of roof materials.
- The rear garden will not be altered. Features will be preserved and protected in place during construction.
- The materials of the front garden will be re-installed or rebuilt in-kind as required (under separate permit).

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the property's character-defining features and the resulting project would not materially impair the significance of the eligible historic resource.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will include the restoration of the c. 1866 portion of the building and alteration of the 1941 and 1966 rear additions to better blend with the visual character of the original house. The proposed project maintains the historic character of the subject property, as defined by its character-defining features, which are outlined above.

The historic character of the subject property will be retained. Historic features will be restored and new features will be detailed to match the character of the c. 1866 historic fabric. The walls and windows of the non-compatible later additions will be redesigned to better match the 19th century character of the original building including the detailing of the double-hung wood-sash windows and surrounds. These changes will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize a property.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3
Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The subject property has undergone a series of additions over time that have obscured the original c. 1866 design of the rear façade. The 1966 addition obscured the 1941 addition in such a way that the integrity of this element has been compromised. The 1941 and 1966 additions are not considered character-defining features of the subject property and their removal will not create a false sense of historical development. The proposed project involves the alteration of the rear additions to provide a more cohesive design that does not compete with the original design of the c. 1866 building. The walls, cornices and windows of the rear additions will be replaced with features detailed to match the character of the c. 1866 building. The design of these features will be simplified to clearly read as contemporary features and will not be mistaken for original elements. Overall, the changes will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4
Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The 1941 front and rear gardens were designed by master landscape architect Thomas Church and are an intact example of his residential designs. The garden was featured in Church's seminal work, *Gardens Are For People* (published in 1955). The proposed project includes preservation and protection of the rear garden in place and no historic fabric will be removed or altered as a result of this project. Alteration of the front garden was approved under a separate building permit in order to bury utility lines and provide construction vehicle access to the property during construction. The materials of the front garden will be re-installed after construction work is completed and the garden will be fully restored to its original appearance.

Therefore, the proposed project complies with Rehabilitation Standard 4.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project includes the retention of the character-defining features of the property, including the original c. 1866 portion of the building and 1941 gardens. The project will not result in any change to the distinctive materials, features, finishes and construction techniques that characterize the property.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project will not result in changes to the character-defining features of the property. The walls, cornices and windows of the rear additions will be replaced with features detailed to match the character of the c. 1866 building. The design of these features will be simplified such that they read clearly as contemporary features and will not be mistaken for the original elements. The materials and general design of the addition maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall historic materials, features and spatial relationships. The new windows are constructed of wood and are designed with proportions and trim to match the existing historic features. These elements will be read as contemporary alterations and will be compatible with the materials, features, size, scale, proportion and massing of the historic property.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Proposed new construction will not alter the overall form and integrity of the historic property and will be constructed of compatible materials and detailed to match the proportion and detailing of the existing historic features. If these new features were removed in the future, the essential form and integrity of the property would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

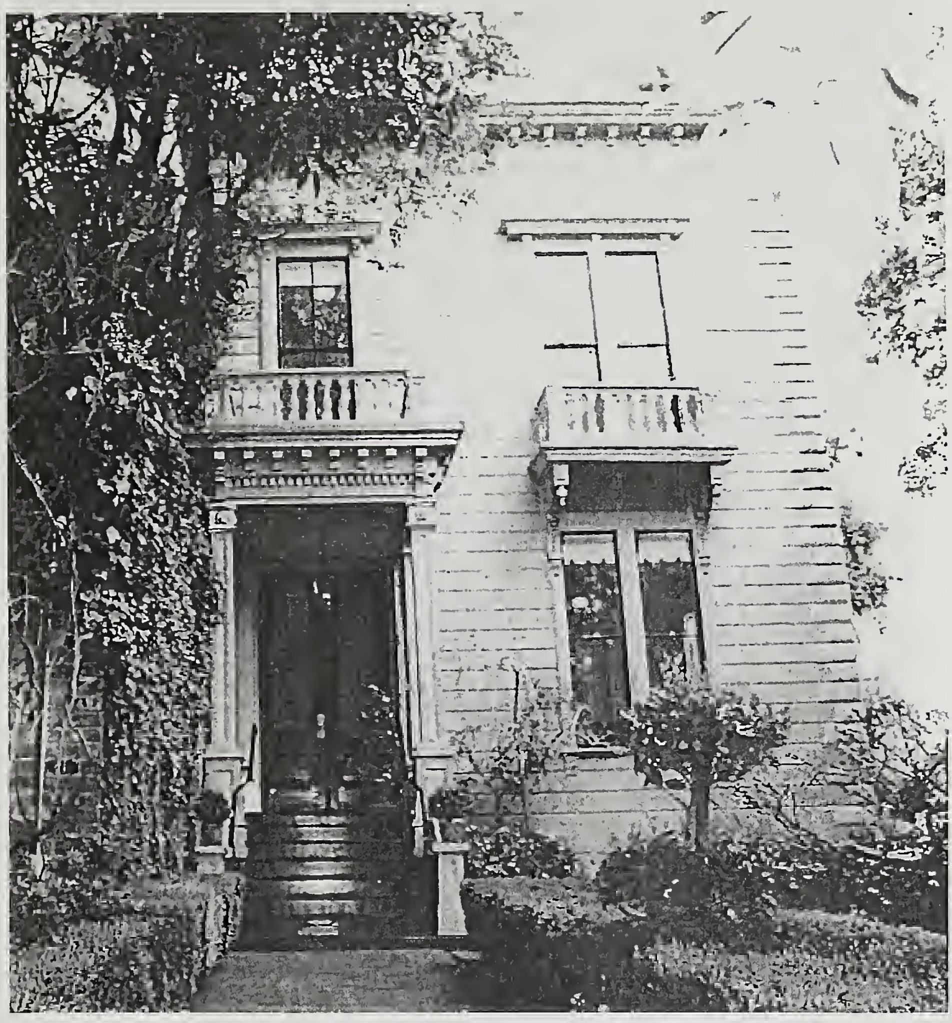
Signature: ______________________ Date: 5-10-2013

Tina Tam, *Senior Preservation Planner*

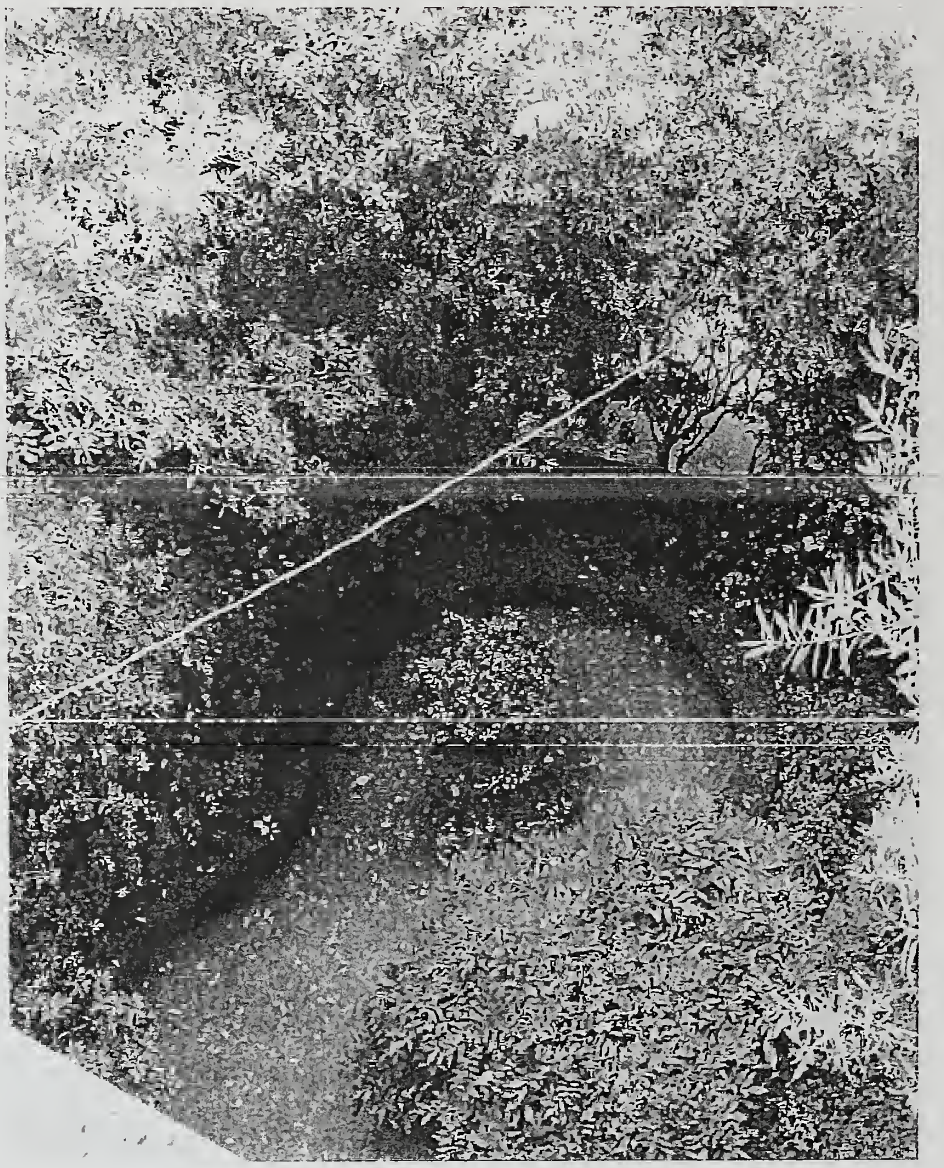
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\930 Chestnut\Part II\930 Chestnut Street_Part II.doc

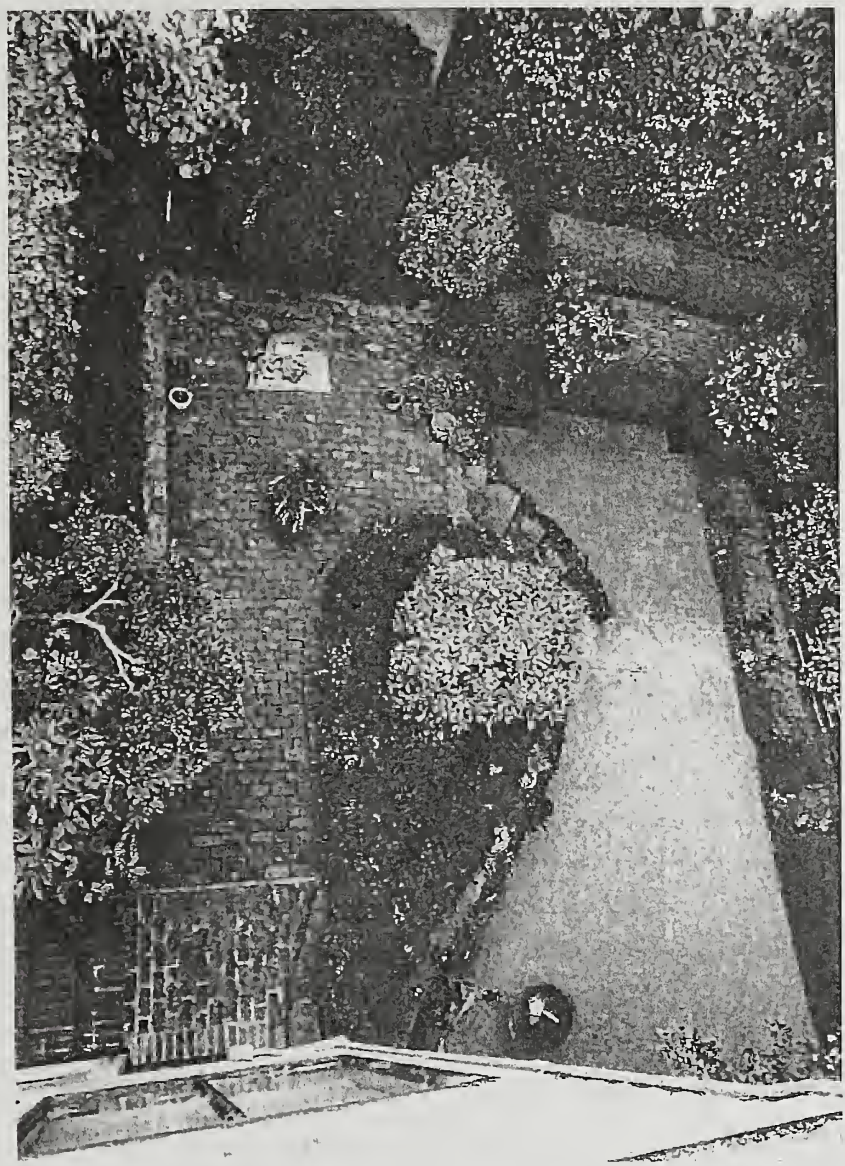
IMAGES



Front façade looking north. Image courtesy of Architectural Resource Group, May 2012.



Front garden looking southeast from roof.
Image courtesy of Architectural Resource Group, May 2012.



Rear garden looking north from roof.
Image courtesy of Architectural Resource Group, May 2012.

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CEQA Categorical Exemption Determination

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Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
3721 21st ST	3621/081

CASE NO. 2013.0067E

PERMIT NO.

PLANS DATED

☐ Addition/ Alteration (detailed below)

☒ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

1
4/13

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☑ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

AV
2/8/2013 **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

per GIS, only potential issue is Archeo due to depth of excavation. Project under Randall's review.
01/16/13

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 AV

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

*______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: per attached HRER dated 4/29/2013

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

Date 5/14/2013

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	April 29, 2013
Case No.:	**2013.0067E**
Project Address:	**3721 21st Street**
Zoning:	RH-1, 40-X Height and Bulk District
Block/Lot:	3621/081
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject parcel is located on the south side of 21st Street between Sanchez and Noe streets in the Noe Valley neighborhood. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

Built in 1909, 3721 21st Street is a residential property in the Classical Revival architectural style. The subject block is located at the crest of a hill and slopes from east to west. The subject building stands above the street level and is setback from the sidewalk with a concrete retaining wall and two dog-legged flights of concrete stairs. This rectangular-plan building is one-and-one-half stories over a raised basement. The building is wood-frame with both wood bevel and horizontal wood shiplap siding. The front-facing, gable-roof is clad with composition shingles and features eave moldings and cornice returns. Fenestration is primarily one-over-one, double-hung wood sash windows. Classical Revival architectural detailing includes fluted pilasters, dentiled moldings, and modillioned cornices. The building has seen limited permitted alterations, including the replacement of several windows and deck repair.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1909).

Neighborhood Context and Description

This area of Noe Valley was sparsely developed during the late 19th century primarily due to the high banks that surrounded the subject block. Based on a review of Sanborn maps of the neighborhood, the immediate area was developed with scattered residences primarily on larger lots through the turn of the century. After the 1906 Earthquake and Fire, further residential development occurred in the area and the subject block was primarily subdivided into standard 25-foot lots. About half of these lots were developed by the mid-1910, in contrast to much of the surrounding neighborhood, which was primarily built out by this time. During the remaining first half of the 20th century, some single-family residences were reconfigured to contain rental units and several new homes were added during this period. Additional waves of development occurred in the area, particularly on the subject block, following World

War II and again in the 1970s and 1990s as the neighborhood transitioned way from primarily work-class families.

This area of 21st Street is characterized by one- to three-story residential structures in a mix of architectural styles including Italianate, Queen Anne, First Bay Tradition, Period Revival, Modern, and contemporary infill. This area of Noe Valley does not appear to contain a cohesive collection of post-earthquake reconstruction development to which this building would contribute. The ongoing development along the subject block further limits the ability of the property to contribute to the identified historic districts in the Noe Valley neighborhood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance: ☐ Contributor ☐ Non-Contributor	

Based on the information provided in the *Historic Resource Evaluation* report for the subject property prepared by Tim Kelley Consulting (July 2012) and information found in the Department's records, Department staff finds that the subject property is not individually eligible for inclusion on the California Register nor does it contribute to a potential historic district.

As outlined above, while the area was primarily built out by the 1910s, the subject block has seen several waves of development resulting in a disparate collection of residences in a range of styles. As the subject block faces of 21st Street do not appear to contain a cohesive group of residential buildings, and due to the fact that many of the buildings have been altered, this block does not appear to contain a potential historic district. Furthermore, due to the ongoing development on this block, there is not a sufficient connection of the development of this block with the overall history of the development of Noe Valley for the subject property to contribute to the potential historic districts identified in the neighborhood. Therefore, the subject property does not appear to be eligible for listing on the California Register as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in 1909, the subject property is not associated with events significant in the history of the Noe Valley neighborhood or San Francisco generally. Based on the HRE report and a review of Department records, the subject property is not associated with the original establishment of the neighborhood, which occurred by the late 19th century. While the building was constructed during the post-1906 Earthquake reconstruction era, this is association is true for a great number of residential properties in San Francisco and does not in itself qualify as a significant association. Therefore, Staff finds that the subject property is not eligible for inclusion on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
According to the research presented in the HRE report for the subject property, no persons that are significant in the local, regional, or national past are associated with the subject property. The original owner of the building was the McIntosh family, who continued to own and reside at the property for 55 years. James McIntosh was a cabinet maker and other members of his family were skilled laborers. A number of lower- to middle-class tenants also resided at the property, after it was converted to a multifamily residence around the mid-20th century. No indication was found that any of these owners or occupants were historically important. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The subject property was likely constructed by local builder Louis J. Roberts, based on Spring Valley Water tap records. Roberts is listed as a builder or carpenter in San Francisco from 1907 to 1945. Research did not indicate that he was a notable or master builder. Constructed in 1909, this residential building does not appear to be a significant example of a type, period, region, or method of construction. While the subject property appears to have undergone very limited exterior alterations, the building is a fairly common example of early 20th century Classical Revival style building in San Francisco. Therefore, the subject property is not eligible under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 3721 21st Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 3721 21st Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

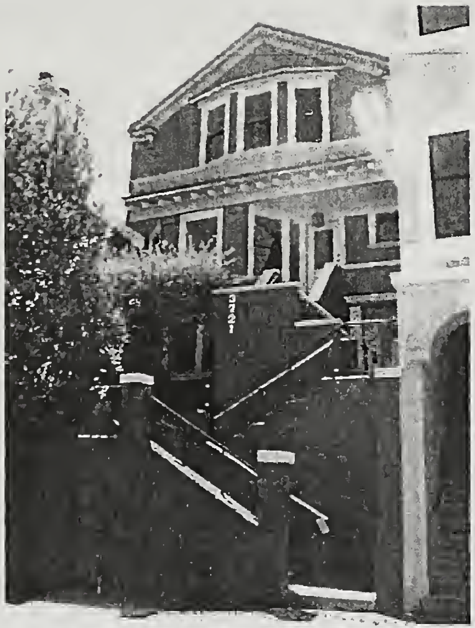
☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

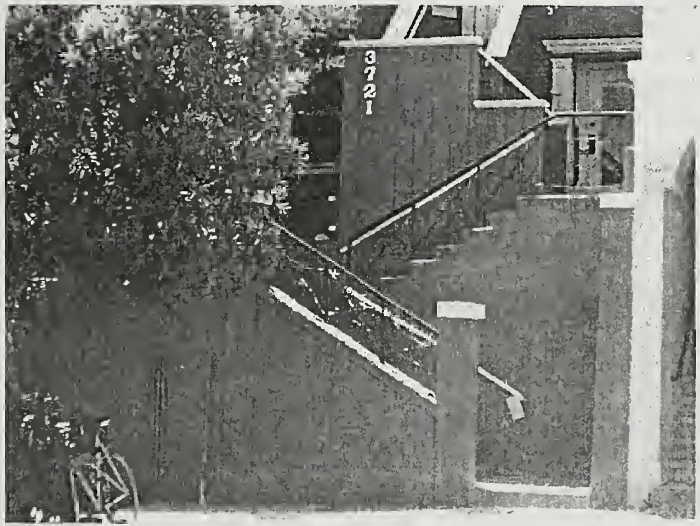
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 5-13-2013
Tina Tam, *Senior Preservation Planner*

IMAGE



Primary (north) façade, looking southeast.



Detail of retaining walls and entry steps at front of property.

Source: Tim Kelley, 2012.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
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Certificate of Determination
Exemption from Environmental Review

Case No.:	2012.0628E
Project Title:	**651-661 Geary Street**
Zoning:	RC-4 (Residential-Commercial, High-Density) Use District North of Market Residential Special Use District, Subarea 1 80-T/130-T Height and Bulk District
Block/Lot:	0318/020
Lot Size:	7,008 square feet
Project Sponsor:	Weija Noble, Success Development, Inc. (415) 314-8395
Staff Contact:	Jeanie Poling – (415) 575-9072 jeanie.poling@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

MAY 21 2013

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PROJECT DESCRIPTION:

The project site is located in the Downtown/Civic Center neighborhood on the south side of Geary Street, within the block bounded by Geary, O'Farrell, Jones, and Leavenworth Streets. The project site contains a three-story, 13,260-square-foot vacant office building. The proposed project involves the demolition of the existing building.

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(l)).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah Jones
Acting Environmental Review Officer

May 15, 2013
Date

cc: Weija Noble, Project Sponsor
Mark Luellen, Current Planner
Supervisor Jane Kim, District 6
Shelley Caltagirone, Preservation Planner
Historic Preservation Distribution List
Virna Byrd, M.D.F.

REMARKS:

The two-story building at 651-661 Geary Street was constructed in 1912-1913. It was originally used for automobile-related services and was converted to bank and office use circa 1950. The building is located within the Uptown Tenderloin Historic District, which is listed on both the National Register of Historic Places and California Register of Historic Resources. As described on the National Register of Historic Places Registration form, the Uptown Tenderloin is a largely intact, visually consistent, inner-city, high-density residential area constructed during the years between the earthquake and fire of 1906 and the Great Depression. It comprises 18 whole and 15 partial city blocks and contains 407 contributing buildings and one contributing site as well as 44 noncontributing buildings and 24 noncontributing sites. The district is formed around its predominant building type: a three- to seven- story, multi-unit apartment, hotel, or apartment-hotel constructed of brick or reinforced concrete.[1]

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must determine whether the building at 651 Geary Street is a historical resource as defined by CEQA, and if so, whether the proposed project would cause a substantial adverse change in the significance of the historical resource.

A building or historic district may be considered a historical resource if it meets any of the criteria that make it eligible for listing in the California Register of Historical Resources. The building at 651-661 Geary Street has historically been used as an auto repair and a financial services building. The Department found no information indicating that 651-661 Geary Street would be individually eligible for listing on the California Register under criteria 1 (events), 2 (persons), 3 (architecture), or 4 (pre-history).[2]

The Uptown Tenderloin Historic District is significant under criteria A/1 (events) and C/3 (architecture) in the area of social history for its association with the development of hotel and apartment life in San Francisco during a critical period of change and for its distinctive mix of building types that served a new urban population of office and retail workers. The Uptown Tenderloin Historic District is considered a historic resource for purposes of CEQA.

The building at 651-661 Geary Street was constructed in 1912-1913 and falls within the district's period of significance. The building contains the following character-defining features: two-story height and rectangular massing; a façade that is divided into three distinct bays; terra cotta cladding with a granite-like finish, expressing pilasters, spandrel panels and minimal cornice; and wood-framed windows. The building was found to have sufficient integrity from the period of significance to contribute to the district at the time of designation in 2008, and it has not changed substantially since that time. While the property is not considered an individually eligible resource, it is considered a contributor to the Uptown Planning

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[1] Since designation of the historic district, one contributing building at 121 Golden Gate Avenue was demolished so that the number of contributing buildings is now 407, not 408 as cited on the National Register of Historic Places Registration form.

[2] Historic Resource Evaluation Response Memorandum for 651 Geary Street, from Shelley Caltagirone, Preservation Technical Specialist, to Jeanie Poling, Environmental Planning, May 10, 2013. The memorandum is cited throughout this exemption certificate and is attached.

Tenderloin Historic District. The Planning Department's Preservation staff evaluated whether the proposed demolition would result in a significant impact on this known historic district.

The building type at 651-661 Geary Street represents the support services in the district rather than the primary residential or entertainment uses with which the district is most strongly associated. Furthermore, the subject building appears to have been altered significantly circa 1930 and only retains fair integrity from the period of significance for the district.

The building at 651-661 Geary Street is located on the northernmost boundary of the historic district, with no contributing sites on the opposite side of the street. The loss of a contributing building at the edge of the district would not substantially erode the feeling or setting of the district as it would occur in an area that already serves as a transitional space between the historic district and the surrounding neighborhood. Moreover, a sufficient number of contributing buildings would be retained along Geary Street to justify its status as the northern boundary of the district. There are currently two non-contributing buildings located on the south side of Geary Street between Leavenworth and Jones located to either side of the subject property. The demolition of the subject property would result in three non-contributing properties out of seven that have frontages on the south side the block. Since the majority of the buildings would be contributing, this block would retain a sufficient concentration of historic buildings to justify inclusion within the boundaries of the district. Similarly, there are currently four other non-contributing buildings located on the four and a half block stretch of Geary Street that serves as the northern boundary of the district. The loss of 651-661 Geary Street would not harm the overall historic integrity of the street or undermine the justifications for the district's northern boundary.

The proposed demolition of 650-661 Geary Street must also be considered in the context of recent and foreseeable changes to the Uptown Tenderloin Historic District. Since the listing of the Uptown Tenderloin Historic District on the National Register, only one other contributing building has been demolished. In combination with the proposed demolition of 651-661 Geary Street, this represents a total loss of 0.48 percent of the contributing buildings within the district. The loss of less than 1 percent of the district's contributing buildings would not to be a substantial material impact to the resource. Also since the listing of the district, two new buildings have been constructed on non-contributing sites. All of the new buildings constructed within the boundaries of the Uptown Tenderloin Historic District over the past decade have been located in the southern half of the district. Therefore, the change caused by creating a vacant lot in the northern half of the district would not have an adverse impact to the historic district.

In summary, the Department has reviewed the proposed demolition of a single contributor to the Uptown Tenderloin Historic District and determined that it would not cause a significant adverse effect to the historic district for the following reasons: (1) the building appears to have been altered significantly and only retains fair integrity from the period of significance for the district, (2) the building represents less than 1 percent of district's 407 contributing buildings, (3) the building is associated with support services in the district rather than the primary residential or entertainment uses with which the district is most strongly associated, and (4) the building is located along the edge of the historic district in an area that serves as a transitional space between the historic district and the surrounding neighborhood. With

the proposed demolition, the historic district would retain a sufficient number, concentration, and quality of contributing buildings to retain high historic integrity from its period of significance.

For all of these reasons, the proposed project would not cause a significant adverse impact on historic resources at the project level or cumulatively.

CEQA State Guidelines Section 15301(l), or Class 1, provides an exemption for demolition of individual small commercial structures. The proposed project would demolish a two-story commercial structure and is thus exempted under this classification.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project site is located within a historic district and is a contributor to the district. However, the loss of this contributor would not cause a substantial adverse change in the significance of the historical resource. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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Date	May 7, 2013
Case No.:	**2012.0628EU**
Project Address:	**651-661 Geary Street**
Zoning:	RC-4 (Residential, Commercial, High-Density 80T and 130T Height and Bulk District
Block/Lot:	0318/020
Date of Review:	May 7, 2013 (Part 1 & Part II)
Staff Contacts:	Shelley Caltagirone (Preservation Planner) (415) 558-6625 shelley.caltagirone@sfgov.org Jeanie Poling (Environmental Planner) (415) 575-9072 jeanie.poling@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

651-661 Geary Street is a two-story building constructed in 1912-1913 and designed by Ross and Buroren. It is located between Leavenworth and Jones Streets in the Upper Tenderloin neighborhood. The building's front façade is clad with terra cotta units with a granite-like finish molded to express flat rectangular blocks, fluted pilasters, spandrel panels, and a cornice all in the Moderne style. The upper windows are double-hung wood sash windows with three lights per sash and are grouped in units of three. The storefront windows are varied, some with wood framing and some the metal framing.

Pre-Existing Historic Rating / Survey

The subject property at 651-661 Geary Street is a contributing building within the Uptown Tenderloin Historic District, which is listed on both the National Register of Historic Places and California Register of Historic Resources. The property is therefore considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Neighborhood Context and Description

As described on the National Register of Historic Places Registration form, the Uptown Tenderloin is a largely intact, visually consistent, inner-city, high-density residential area constructed during the years between the earthquake and fire of 1906 and the Great Depression. It comprises 18 whole and 15 partial city blocks. The district is formed around its predominant building type: a 3- to 7- story, multi-unit apartment, hotel, or apartment-hotel constructed of brick or reinforced concrete. The district is a harmonious group of structures that share a single, classically oriented visual imagery using similar materials and details.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: **1906-1957** ☒ Contributor ☐ Non-Contributor

The Uptown Tenderloin Historic District is significant under Criterion A/1 (Events) and Criterion C/3 (Architecture) in the area of Social History for its association with the development of hotel and apartment life in San Francisco during a critical period of change and for its distinctive mix of building types that served a new urban population of office and retail workers. Please refer to Section 8 of the National Register of Historic Places Registration form for the full statement of significance for the district. The subject building at 651-661 Geary Street was constructed in 1912-1913 and falls within of the district's period of significance. It is listed as a contributing building within the Uptown Tenderloin Historic District. The Department found no information indicating that 651-661 Geary Street would be individually eligible for listing on the California Register. The building was originally used for automobile related services and then was converted to bank and office use circa 1950.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Please refer to Section 8, pages 37-39, of the National Register of Historic Places Registration form for the full historic integrity discussion for the district. The subject building was found to have sufficient integrity from the period of significance to contribute to the district at the time of designation in 2008, and it has not changed substantially since that time. A review of the property's building permit history revealed only two occasions during which the façade was altered. In 1976, the entry stairs were replaced with a ramp in the western-most bay. In 1986, a new storefront with entry doors was added to the eastern-most bay. In addition to the documented building changes, an advertisement for 651-661 Geary Street published in the San Francisco Chronicle, January 11, 1913, includes a drawing of the building with a Renaissance Revival-style façade. It is not certain that the building was actually constructed with a façade similar to that shown in the drawing, but it seems likely that the current façade is the result of a remodel sometime around 1930 when the terra cotta material and Moderne style were popular rather than part of the original 1913 design. Overall, the building's integrity appears to be fair.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The Uptown Tenderloin Historic District contains 407 contributing building and 1 contributing site as well as 44 noncontributing buildings and 24 noncontributing sites.[1] The character-defining features of the subject building were not identified in the registration form; however, for the purposes of this review the character-defining features are found to be:

- Two-story height and rectangular massing of the building;
- Façade divided into three distinct bays;
- Terra cotta cladding with a granite-like finish, expressing pilasters, spandrel panels and minimal cornice; and,
- Wood-framed windows.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 3-10 2013
Tina Tam, *Senior Preservation Planner*

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[1] Since designation of the historic district, one contributing building at 121 Golden Gate Avenue was demolished so that the number of contributing buildings is now 407, not 408 as cited on the National Register of Historic Places Registration form.

PART II: PROJECT EVALUATION

Proposed Project ☒ Demolition ☐ Alteration

Per Drawings Dated: N/A

Project Description

The proposal is to demolish the building at 651-661 Geary Street, leaving a vacant lot with a fence at the front property line.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department has reviewed the proposed demolition and determined that the loss of this single contributor to the Uptown Tenderloin Historic District would not cause a significant adverse impact to the historic district. The historic district would retain a sufficient number, concentration, and quality of contributing buildings to retain high historic integrity from its period of significance.

Project Specific Impact Assessment

The building at 651-661 Geary is one of 408 buildings within the historic district, and one of 407 remaining contributing buildings.[2] As such, the property represents approximately 0.25% of the contributing buildings in the district. The loss of less than 1% of the district's contributing buildings would not to be a substantial material impact to the resource.

The building at 651-661 Geary Street is located on the northernmost boundary of the historic district, with no contributing sites on the opposite side of the street. The loss of a contributing building at the edge of the district would not substantially erode the feeling or setting of the district as it would occur in an area that already serves as a transitional space between the historic district and the surrounding neighborhood. Moreover, a sufficient number of contributing buildings would be retained along Geary Street to justify its status as the northern boundary of the district. There are currently two non-contributing buildings located on the south side of Geary Street between Leavenworth and Jones located to either side of the subject property. The demolition of the subject property would result in three non-contributing properties out of seven that have frontages on the south side the block. Since the majority of the buildings would be contributing, this block would retain a sufficient concentration of historic building to justify inclusion within the boundaries of the district. Similarly, there are currently four other non-contributing building located on the four and a half block stretch of Geary Street that serves as the northern boundary of the district. The loss of 651-661 Geary Street would not harm the overall historic integrity of the street or undermine the justifications for the district's northern boundary.

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[2] Ibid.

Finally, as noted above, the building at 651-661 Geary Street has historically been used as an auto repair and a financial services building. As such, the building type represents the support services in the district rather than the primary residential or entertainment uses with which the district is most strongly associated. The loss of a support building within the district would have a less than significant impact to the Uptown Tenderloin Historic District. Lastly, as discussed above, the subject building appears to have been altered significantly circa 1930 and only retains fair integrity from the period of significance for the district. As such, the property's importance to the district is diminished and the loss of this single building would not cause a substantial loss of contributing features within the district.

Cumulative Impact Assessment

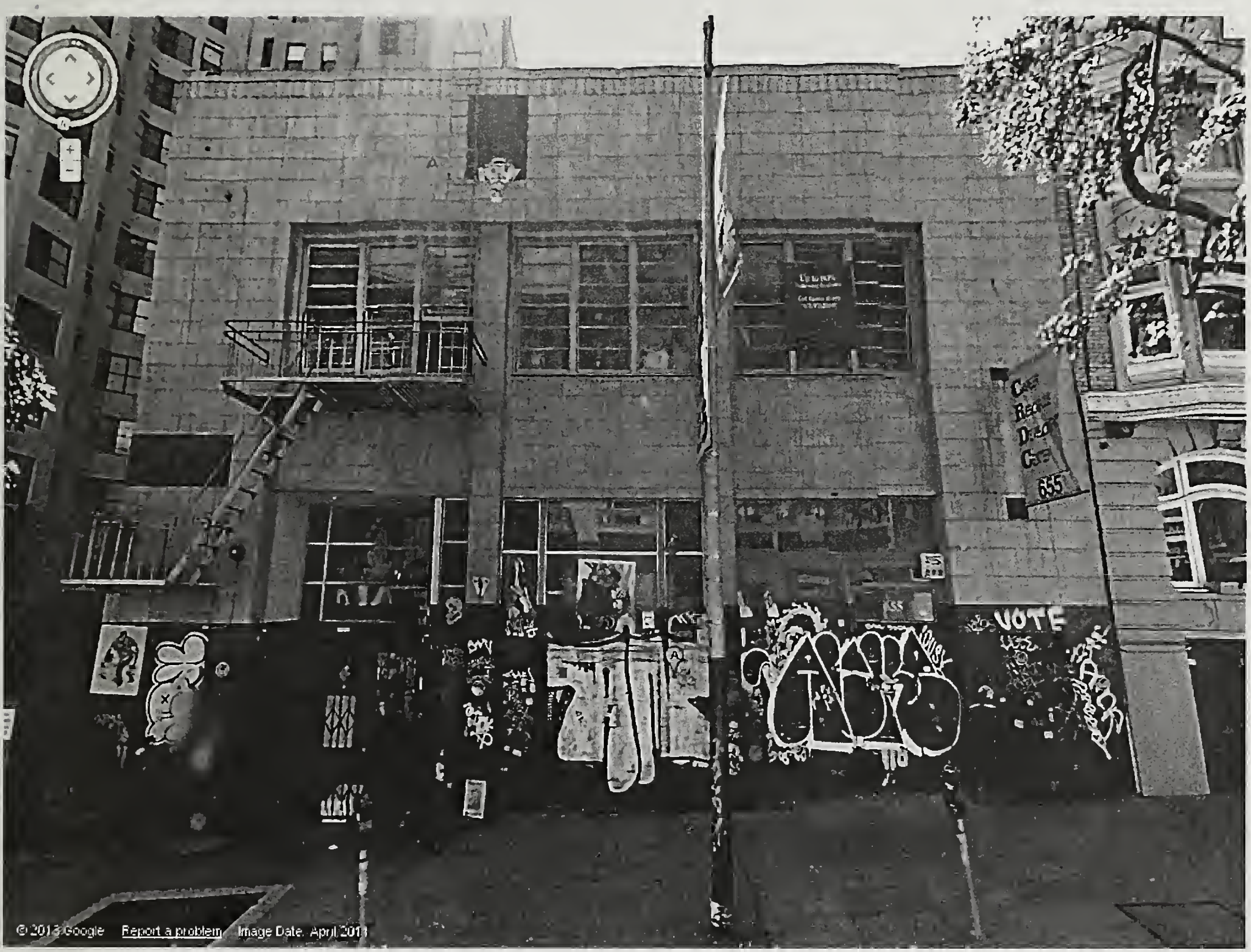
The proposed demolition of 650-661 Geary Street must also be considered in the context of recent and foreseeable changes to the Uptown Tenderloin Historic District. Since the listing of the Uptown Tenderloin Historic District on the National Register, only one (1) other contributing building has been demolished. In combination with the proposed demolition of 651-661 Geary Street, this represents a total loss of 0.48% of the contributing buildings within the district. The loss of less than 1% of the district's contributing buildings would not to be a substantial material impact to the resource. Also since the listing of the district, two (2) new buildings have been constructed on non-contributing sites. All of the new buildings constructed within the boundaries of the Uptown Tenderloin Historic District over the past decade have been located in the southern half of the district. Therefore, the change caused by creating a vacant lot in the northern half of the district would not have a cumulative adverse impact to the historic resource.

For all of the reasons cited above, the proposed demolition of 651-661 Geary Street would not cause a significant adverse impact to a National Register and California Register-listed historic district.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 3-10·2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Jeanie Poling, Environmental Planning



651-661 Geary Street

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SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 3660 21st ST	BLOCK/LOT(S) 3605/019

CASE NO. 2013.0179E	PERMIT NO.	PLANS DATED

☐ Addition/ Alteration (detailed below)

☒ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☒ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

AV ✓ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

05/22/13

Per topo survey not 20% slope.

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: GO TO STEP 5

☒ Project does not conform to the scopes of work: GO TO STEP 5

☐ Project involves 4 or more work descriptions: GO TO STEP 5

☐ Project involves less than 4 work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. Interior alterations to publicly-accessible spaces.

_______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______________________________

* jst 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: ______________

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: per HRER dated 5/15/2013

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

5/20/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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PLANNING DEPARTMENT

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San Francisco,
CA 94103-2479

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Information:
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Historic Resource Evaluation Response

Date	May 15, 2013
Case No.:	2013.0179E
Project Address:	**3660 21st Street**
Zoning:	RH-1, 40-X Height and Bulk District
Block/Lot:	3605/019
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject parcel is located on the north side of 21st Street between Sanchez and Church streets in Dolores Heights, on the boundary of the Castro/Upper Market and the Noe Valley neighborhoods. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. The subject block slopes down to the east and north.

Built in the 1920s, 3660 21st Street is a single-family residence set back from the street behind two detached, single-car garages topped with front-facing gable roofs. The property is accessed off of 21st Street through a gable-roofed entry gate that stands between the two garages. The residence is a two-story, irregular-plan wood-frame building topped with a flat roof. The building consists of several volumes that step down the hill to the north. Cladding consists of stucco, vertical wood board siding, and horizontal wood board siding. Fenestration is primarily fixed and casement windows featuring art glass or multi-lights. French doors access both the primary and rear elevations. A trellis-covered front patio extends from the north facade. A single-story, flat roof, wood and glass, green house building stands along the east property line and is connected to the house by a covered breezeway.

Landscape architect Harlan Hand designed the gardens in both the front yard between the entry gate and the house and in the rear yard. This garden, which dates to the 1980s, was included in The Garden Conservancy Open Days Program and was featured in the *San Francisco Chronicle* (April 27, 2005). Portions of this garden have been recently removed.

Based on the information provided in the *Historic Resource Evaluation* (HRE) report for the subject property prepared by Tim Kelley Consulting (April 2013), the subject building was constructed around the mid-1920s. The subject building replaced an earlier and smaller residential building shown on the 1886, 1900, and 1905 Sanborn maps. This earlier building was not shown on the 1914 Sanborn map, which shows the subject lot as a vacant. Therefore, this earlier building appears to have been demolished prior to 1914. While no permit records were found for the subject building's construction, a building permit (dated April 30, 1923) to build a brick basement for a future residence on the subject lot is likely associated with the existing building's construction. Ethel Lynn, who purchased the property in 1923, is listed as residing at the address in the 1926 city directory, indicating that the subject building was constructed by this time. Based on this information, it appears that the subject building was constructed in c.1925 and that the building is not an early adobe structure, as suggested by residents of the neighborhood.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in c.1925).

Neighborhood Context and Description

The subject property and the surrounding area have been associated with various neighborhoods including Dolores Heights, Eureka Valley, Noe Valley and Upper Market/Castro. The initial development of the general area consisted of dairies and tanneries with scattered residences on large, irregular lots. By the 1880s, with the opening of nearby cable car lines, more intensive residential development began to occur. However, only sparse residential development is shown on the 1880s Sanborn maps of subject block and nearby blocks, due to the steep hill that defines the neighborhood. Scattered development continued through the turn of the century and the area was populated by ethnically diverse, lower to middle-class skilled laborers, small business owners, and civil servants.

After the 1906 Earthquake and Fire, further residential development occurred in the area, although larger and vacant parcels were still mixed in with the developed, standard 25-foot lots. About half of these lots were developed by the mid-1910s, in contrast to much of the nearby neighborhoods, which was primarily built out by this time. During the remaining first half of the 20th century, some single-family residences were reconfigured to contain rental units and several new homes were added during this period, including a row of homes across 21st Street that were constructed in the late 1930s and early 1940s. Additional waves of development occurred in the area following World War II and again in the 1970s and 1990s as the neighborhood transitioned way from primarily work-class families. Due to these waves of development, this area of 21st Street is characterized by one- to three-story residential structures in a mix of architectural styles including Italianate, Queen Anne, First Bay Tradition, Period Revival, Modern, and contemporary infill.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the HRE report for the subject property, additional research by Department staff, and information found in the Department's records, Department staff finds that the building on subject property is not individually eligible for inclusion on the California Register nor does it contribute to a potential historic district.

As outlined above, the subject block has seen several waves of development resulting in a disparate collection of residences in a range of styles. As the subject block faces of 21st Street do not appear to contain a cohesive group of residential buildings, and due to the fact that many of the buildings have been altered, this block does not appear to contain a potential historic district. Constructed around the mid-1920s, the subject property also post-dates the period of significance of nearby potential historic districts in Noe Valley along 21st Street. Therefore, the subject property does not appear to be eligible for listing on the California Register as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in the 1920s, the subject property is not associated with events significant in the history of Dolores Heights, the Noe Valley neighborhood or San Francisco generally. Based on the HRE report and a review of Department records, the subject property replaced a late 19th century building on the subject property and is not associated with either the original establishment of the neighborhood or other identified local development trends or events. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
According to the research presented in the HRE report for the subject property, no persons that are significant in the local, regional, or national past are associated with the subject property. The original owner of the building was likely Ethel Lynn, who purchased the property in 1923 and resided there in 1926. Lynn was a local physician with her own practice on Geary Street and primarily lived in Pacific Heights or Nob Hill. She authored *The Adventures of a Women Hobo*, published in 1917, about a cross country trip by her and her husband primarily on a tandem bicycle in 1908.[1] While Lynn might be considered a significant local figure as a prominent female physician and author, her association with the subject property appears to be limited. Roger and Marie Code owned and occupied the property from 1931 to 1959. According to the HRE report, Roger Code was a musician. Additional research did not identify any further information about the Codes. The HRE report did not identify any other potentially significant figures residing at or owning the property. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
Constructed around the mid-1920s, this residential building does not appear to be a significant example of a type, period, region, or method of construction. This single-family residence is a vernacular, Mediterranean Revival-style building with stucco-cladding and French doors but with very little detailing or ornamentation. The various cladding materials, additions, and alterations further detract from the building's ability to embody this or any other style. Neither the architect nor the builder of the building was identified.

Harlan Hand (1922-1998) was a local landscape designer, artist, and science teacher. Hand moved to the San Francisco Bay Area in the late 1940s and began teaching science in the 1950s. He was president of the California Horticultural Society (1974-1975), one of the founders of *Pacific Horticulture*, and a board member of the University of California Botanical Garden.[2] Hand focused on designing rock gardens and examples of his designs primarily from the 1980s and 1990s are still extant in San Francisco, Oakland, and El Cerrito. Hand designed portions of the garden on the subject property at least twice, with the later design dating to the mid-1980s.[3] Although Hand is locally known, he does not appear to be a master landscape architect nor does the subject property appear to be his most significant work. Therefore, the property does not appear to be significant due to its association with Hand. Therefore, the subject property is not eligible under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

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[1] *The Bookseller, Newsdealer and Stationer*. Excelsior Publishing House, 1917 (46): 685.

[2] George Waters, "Harlan Hand," *Pacific Horticulture*, Spring 1999, Vol. 60, No. 1.

[3] Alice Joyce, "More than a view blooms atop Dolores Heights." *San Francisco Chronicle* April 27, 2005. Accessed May 2013: www.sfgate.com/bayarea/article/More-than-a-view-blooms-atop-Dolores-Heights-2639160.php#ixzz2TPU5fgj3

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 3660 21st Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 3660 21st Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

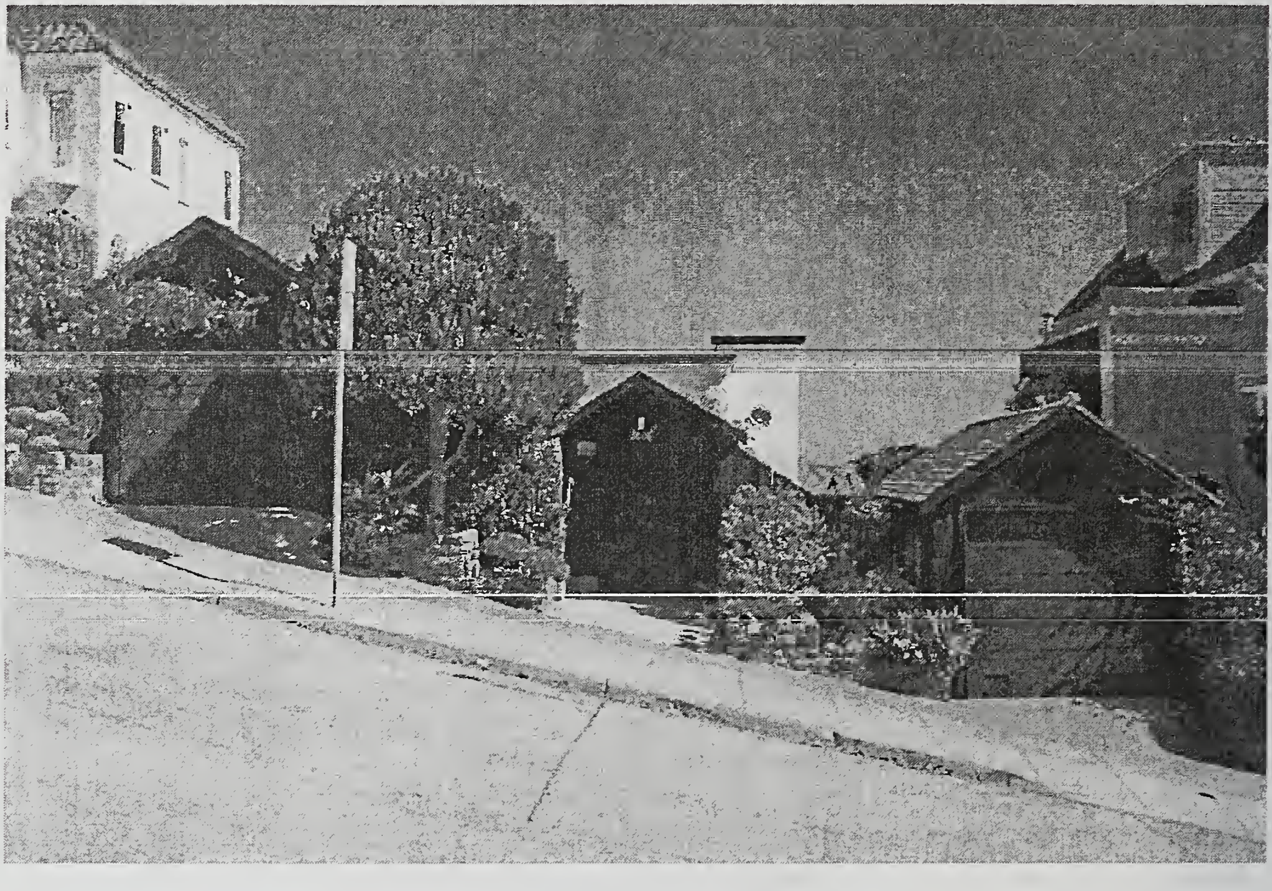
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________________ Date: 5-20-2013

Tina Tam, *Senior Preservation Planner*

IMAGE



Source: Tim Kelley, 2013.

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CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 2125 Broderick St.

BLOCK/LOT(S): 1000/002

CASE NO.: 2012.1430E

PERMIT NO.:

PLANS DATED: 10/19/12

☑ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

0/13

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 JP

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☑ **Category A: Known Historical Resource** GO TO STEP 5 per HRER dated 3/7/2013

☑ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☑ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

AV 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: See HRER, Part II dated 5/6/2013 (Case # 2012.1430E)

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

** Attach Historic Resource Evaluation Report*

b. Other, please specify:

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

5/20/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	March 7, 2013
Case No.:	**2012.1430E**
Project Address:	**2125 Broderick Street**
Zoning:	RH-2 (Residential, House, Two-Family) 40-X Height and Bulk District
Block/Lot:	1000/002
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located on the west side of Broderick Street between Washington and Clay streets in the Pacific Heights neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

2125 Broderick Street was constructed in the Stick Style by local contractor John Gonyeau in 1889 for H. Summerhayes, who was also the architect. This single-family residence is roughly rectangular in plan with a rear addition and is slightly setback and above Broderick Street. This two-story-over-basement building is topped with a cross-gable roof. The primary (east) façade features a projecting square bay window that extends to the basement level and Stick-style detailing. The primary entrance is through an entry porch on the north side topped with a 1960s second-level addition with a glass block window. This wood-frame building is clad in primarily horizontal wood board cladding. Fenestration is primarily original double-hung wood sash windows. Alterations to 2125 Broderick Street consisted of the second-story addition above the front entry porch and the rear addition.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state, or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1889).

Neighborhood Context and Description

The subject property stands in the Pacific Heights neighborhood, two blocks west of Alta Plaza Park. The area contains primarily single- and two-family residences with residential-over-commercial buildings on the east side of Broderick Street at the intersection of Washington Street. The subject block and the surrounding area contain a fairly intact and cohesive collection of Victorian-era residential properties on similar sized lots constructed primarily in the 1880s and 1890s. These single-family residences and flats were designed primarily in the Stick Style along with examples of Eastlake, Queen Anne, and Italianate

styles. City Landmark #93, Firehouse Engine Company No.23, constructed in 1893, is located around the corner at 3022 Washington Street. The neighborhood also features an unusually dense concentration of buildings included in the 1976 Department of City Planning Architectural Survey and the 1968 Junior League Here Today survey.

The Pacific Heights area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s, the area included the scattered vacation homes of wealth residents but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood's proximity to the downtown, and the extension of graded streets and cable cars made this area one of the most prestigious enclaves in San Francisco. The subject building and the surrounding concentration of Victorian style residences constructed in the 1880s and 1890s date to this early period of development of the neighborhood.

By 1900, the area was well known as a fashionable neighborhood and this notoriety attracted many of the City's best architects and the City's most affluent residents. The neighborhood survived the 1906 Earthquake and Fire, which destroyed a substantial amount of the city's late nineteenth century residential housing. Due to rapidly increasing land values many of the earliest homes in the Pacific Heights neighborhood were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1889	Period of Significance: 1875-1900 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information for Historic Resource Determination (Supplemental) form prepared for the subject property, information found in Planning Department records, and additional research by Planning staff, the Department finds that the subject building is not individually eligible for inclusion on the California Register but does contribute to a potentially eligible historic district.

It appears that a vast majority of the buildings on the west side of Broderick Street between Jackson and Clay streets, including the subject building, and both the north and south sides of Washington Street from Baker to Broderick streets are characterized by residences constructed in the last two decades of the 19th century in a cohesive collection of Victorian styles including Stick, Eastlake, Italianate, and Queen Anne. The area contains a high concentration of buildings that were constructed from 1875 through the early 1900's, when the area was developed for residential housing. As a result of this early development, there is considerable harmony among the houses and flats in the neighborhood. Most building details are intact; while there have been some alterations to buildings, the majority still possess their basic form, footprint, fenestration pattern, and ornamentation. The majority of the residences have garages installed at the basement level but were installed in a sensitive manner that minimized alterations to the historic fabric and retained the building's relationship to the street. As noted above, the subject block, as well as portions of the surrounding blocks, contains a high concentration of buildings that are listed in both Here Today and in the 1976 Citywide Architectural Survey. The area is an excellent example of residential development from this period of San Francisco's history, expressed in well designed and highly articulated residential properties.

Department staff finds that the subject property contributes to a potential historic district that exists along Broderick and Washington streets. The district is significant as an intact, cohesive collection of architecturally significant, Victorian-era buildings dating primarily to the 1880s and 1890s. Proposed district boundaries are west side of Broderick Street between Jackson and Clay Street, including the

subject building, and both the north and south sides of Washington Street from Baker to Broderick streets; however, with additional research the district boundaries may be expanded. The period of significance is 1875 to 1900.

Although there have been some modifications to the subject property, 2125 Broderick Street retains sufficient integrity to convey its significance because it retains the majority of the features that illustrate its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, and texture of materials. Therefore, the subject property contributes to this potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of nearby buildings. Constructed in 1889, the subject property is associated with the late 19th century development of the neighborhood but did not make a significant contribution to the founding or the development pattern of the neighborhood. Therefore, Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based on the information provided in the Supplemental form, no person associated with the subject property was found to be significant in the local, regional, or national past. Based on the information provided in the Supplemental form, the original property owner was Henry Summerhayes, who resided at the property from 1889 to 1910 and had several occupations including electrician, lighting company employee, collections agent, and a cashier. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
Constructed in 1889, the architect for the property was Henry Summerhayes, the original owner of the property, and the contractor was local builder John Gonyeau. Based on a review of Department files and additional research by Department staff, Gonyeau was a local builder who worked as the Superintendent of the Construction Department for The Real Estate Associates (TREA) during the late 1870s.[1] TREA completed more than 1,000 houses throughout the city between 1871 and 1881. While Gonyeau was responsible for managing several hundred mechanics and day labors during his tenure with TREA, design work was prepared by architect John A. Remer or was based on pattern books.[2] Several groups of TREA houses are still extant in the City, particularly in the Mission District and Western Addition.[3] After TREA declared bankruptcy in 1881, Gonyeau established his own firm and continued to work as a contractor in San Francisco.[4] While this property was constructed by a prolific contractor in San Francisco

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[1] Anne Bloomfield, "The Real Estate Associates: A Land and Housing Developer of the 1870s in San Francisco." *Journal of the Society of Architectural Historians* 37(1) March 1978: 28.

[2] Ibid., 24.

[3] Charles Lockwood, "Real Estate Speculation Starts," FoundSF. Online article accessed February 2013: foundsf.org/index.php?title=REAL_ESTATE_SPECULATION_STARTS

[4] Bloomfield, 1978: 28, 30.

during the late 19th century, John Gonyeau, this house was not built during his most significant period during his tenure with TREA.

While the subject parcel is designed in the Stick style, it does not appear to be, individually, a notable or significant example of this style in San Francisco. Nor does it appear to be a significant individual example of a period, type, or method of construction. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource under Criterion 3.

As noted above, the building does appear to be eligible for listing as a contributor to a potential historic district under Criterion 3 (Architecture) for embodying the distinctive characteristics of pre-1900 architecture in the Pacific Heights neighborhood of San Francisco. The area contains a high concentration of building constructed between the early 1870s and the early 1900s, the period during which the area was first developed for residential housing. As a result, there is considerable architectural harmony among the houses and flats in the neighborhood. The building styles vary but are predominately Stick, Eastlake, Italianate, and Queen Anne. Most buildings in the immediate area retain high historical integrity, possessing their original form, footprint, and fenestration pattern.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

In general, 2125 Broderick Street retains its historic integrity. The second-story addition above the entry porch with the glass bricks does diminish the building's integrity of design and feeling but the retention of other character-defining details allows the building to convey it historic identity and to contribute to the potential historic district discussed above.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential

features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character defining features of the potential historic district include the following:

- Front landscape setbacks and lot size,
- Original wood-sash fenestration consisting primarily of one-over-one double-hung with decorative surrounds,
- Multi-story boxed bay windows,
- Complex roof forms,
- Asymmetrical primary façade with recessed entry porch and stairs, and
- Horizontal wood board cladding with wood shingle accents.

Character defining features of the subject property include the following:

- Front landscape setback,
- Asymmetrical projecting front bay that extends to the basement level topped with gable roof,
- Cross gabled roof,
- Recessed entry porch with entry stairs,
- Original fenestration consisting of double-hung wood sash windows,
- Horizontal wood board cladding with wood fish-scale shingle accents, and
- Stick-style detailing including vertical boards capped with decorative brackets.

CEQA Historic Resource Determination

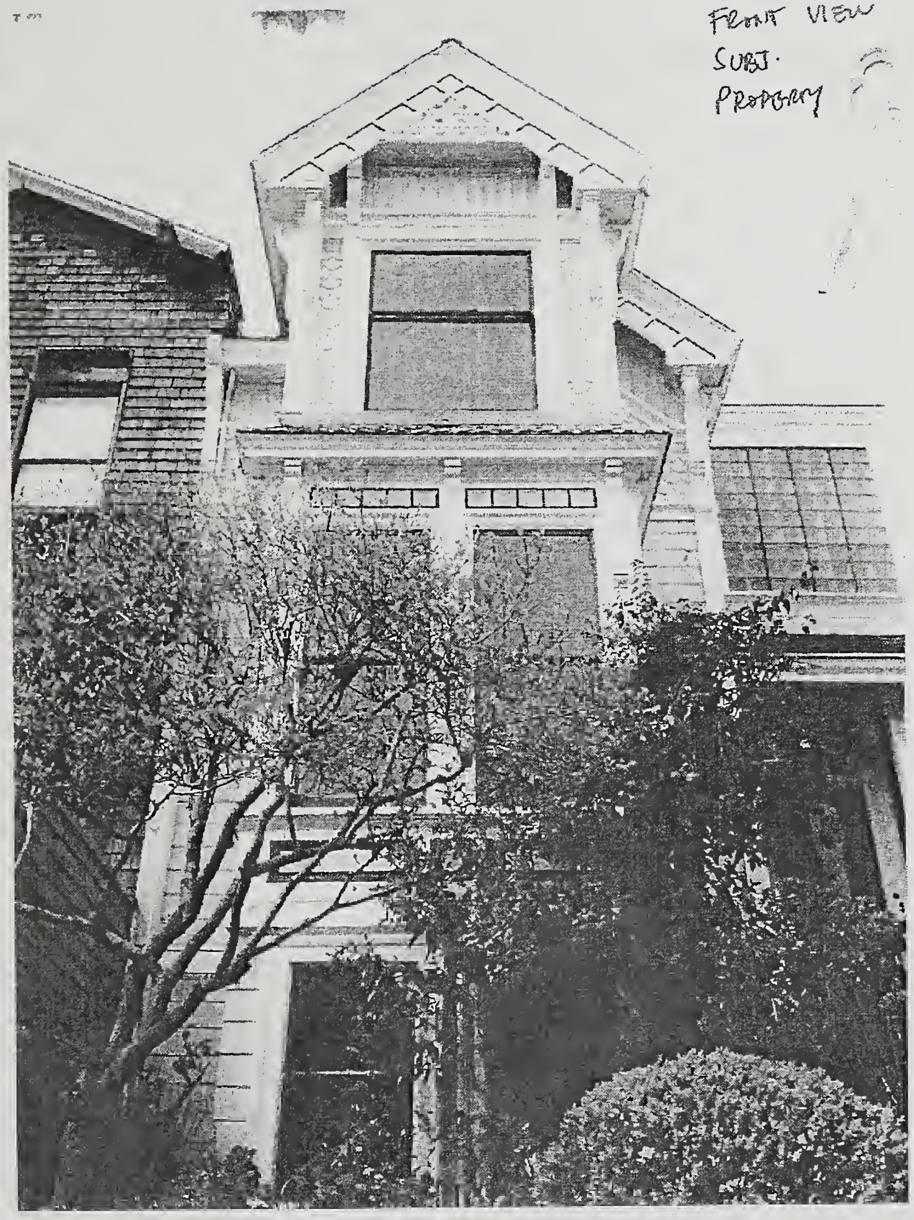
☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 3/15/2013
Tina Tam, *Senior Preservation Planner*

IMAGE



FRONT VIEW
SUBJ.
PROPERTY

Source: Andre Rothblatt, 2012.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	May 6, 2013
Case No.:	**2012.1430E**
Project Address:	**2125 Broderick Street**
Zoning:	RH-2 (Residential, House, Two-Family) 40-X Height and Bulk District
Block/Lot:	1000/002
Preservation Planner:	Allison Vanderslice (415) 575-9075 allison.vanderslice@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: 10/19/2012 & 03/01/2013 by Andre Rothblatt Architecture

PROJECT DESCRIPTION

The subject building is a two-story-over-basement, single-family residence constructed in 1889 in the Stick style in the Pacific Heights neighborhood. The proposed project is to insert a garage door beneath the existing bay window, convert the existing basement into a garage, add a driveway and curb cut, rebuild the front stairs, and remove alterations to the primary façade including the removal of a dormer with glass blocks. The proposed project also includes a rear addition that will be setback from the primary facade by more than 28 ft and will not be visible from the street. The project will add two parking spaces and an additional 925 sq ft to the building. The building will remain a single-family residence. The proposed garage door will extend the existing multi-story boxed bay. The existing front stairs are not original and the proposed front stairs will match the style of the building. New siding in the area of the removed dormer on the primary façade will match the existing side. Two windows on the primary façade will be replaced in kind. There are no additional changes proposed for the existing front façade.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project at 2125 Broderick Street would not cause a significant adverse impact upon a historical resource such that the significance of the resource would be materially impaired. The proposed alterations meet the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). Therefore, the proposed project will not cause a significant adverse impact to the subject property, which is considered a contributor to a proposed historic district.

The Department finds that the project is consistent with the *Standards*. The following is an analysis of the proposed project per the applicable Standards.

> *Standard 1.*
> *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed project will continue the use of the property as a single-family residence. The proposed project includes minimal changes to the building's distinctive materials, features, spaces, or spatial relationships. The majority of the building's character defining features consists of Stick-style architectural detailing on the front façade, the building's massing, the asymmetrical recessed front entry porch with front entry stairs, and the front landscape setback. The proposed garage door will alter the primary façade but maintains the existing bay form and its spatial relationships. The front stairs are not original and will be rebuilt in the same location.

Therefore, the proposed project complies with Rehabilitation Standard 1.

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project maintains the historic character of the subject property, as defined by its character-defining features listed in Historic Resource Evaluation Response Part I dated March 7, 2013. Specifically, the project is retaining or replacing in-kind all original windows and architectural details on the primary façade. The proposed garage will retain the existing bay, which avoids removal of distinctive features and spatial relationships. The rear vertical addition is setback from the primary façade and is designed to have no visibility from the public right-of-way.

Therefore, the proposed project does comply with Rehabilitation Standard 2.

> *Standard 3*
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project does not include the addition of conjectural elements or architectural features from other historic properties. The proposed project will remove non-historic material, such the glass block dormer and front entry stairs, and replace those elements with materials that match the existing materials without adding conjectural features or elements from other historic properties.

Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 4*
> *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Alterations to the property include a front glass block dormer addition and a rear addition, neither have achieved historical significance in their own right.

Therefore, Rehabilitation Standard 4 does not apply.

> *Standard 5.*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes the preservation of distinctive materials, features and finishes, including most of the original windows and other character-defining elements on the primary façade.

Therefore, the proposed project complies with Rehabilitation Standard 5.

> *Standard 6.*
> *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project includes the replacement of two windows on the primary façade, these windows will be replaced in-kind. The addition of the garage door will remove two windows from the ground floor but the addition will retain the existing asymmetrical boxed bay. An earlier alteration to the primary façade, the construction of a glass block dormer, will be removed and new materials, such as cladding, will be matched to existing materials.

Therefore, the proposed project complies with Rehabilitation Standard 6.

> *Standard 7.*
> *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

At this time, chemical or physical treatments are not part of the proposed project scope.

Therefore, Rehabilitation Standard 7 does not apply.

> *Standard 8.*
> *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed project does not involve the disturbance of any known archeological resources.

Therefore, Rehabilitation Standard 8 does not apply.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The project would not require any new additions, exterior alterations or related new construction that would destroy historic materials, features, or spatial relationships that characterize the property. Overall, the proposed project maintains the historic integrity of the subject property. The insertion of the garage door will remove two existing windows but will preserve the majority of the bay's historic materials, the existing bay form, and the bay's spatial relationship. The proposed addition is compatible with the property's overall historic materials, features, and spatial relationships. The rebuilding of the front entry stairs will not remove historic materials and will maintain the size, proportion, and placement of the front entry stairs. The proposed rear addition is setback sufficiently that the form, massing, and scale of the original structure will be preserved.

Therefore, the proposed project complies with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the additions were removed in the future, the primary elevation at the street face would remain very similar to its original form.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam   Date: 5-20-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Sarah Vellve, Current Planning

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CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 1157 Washington ST
BLOCK/LOT(S): 0213/024
CASE NO.: 2012.1460E
PERMIT NO.:
PLANS DATED: 11/21/2012

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 11/28/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_____ 1. **Change of Use and New Construction** (tenant improvements not included).

_____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_____ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed:
[illegible]

☐ Project does not conform to the scopes of work:
GO TO STEP 5

☐ Project involves 4 or more work descriptions:
GO TO STEP 5

☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

GAH 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______________________________

____

* _______ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: ______________

** Attach Historic Resource Evaluation Report*

b. Other, please specify: ______________

____

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

_______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

GAH *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* _______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

5/22/2013
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

Date received:

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PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

/13 The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______________________ Date: 12/14/12
(For Staff Use Only) Case No. ______________________ Address: ______________________
Block/Lot: ______________________

v.11.17.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	S. F. Public Utilities Commission	Telephone No.	(415) 554-1600
Address	525 Golden Gate Avenue	Fax. No.	(415) 554-3161
	San Francisco, CA 94102	Email	www.sfwater.org
Project Contact	Barry Pearl, AICP, MPA	Telephone No.	(415) 551-4573
Company	S. F. Public Utilities Commission	Fax No.	(415) 934-5750
Address	525 Golden Gate Ave., Suite 600	Email	bpearl@sfwater.org
	San Francisco, CA 94102		

Site Information

Site Address(es): Joost Avenue

Nearest Cross Street(s): Between Baden and Congo Streets

Block(s)/Lot(s)	6770/044	Zoning District(s)	RH-1
Site Square Footage	2,500	Height/Bulk District	40-X

Present or previous site use: Public access stairway and SFPUC sewer easement

Community Plan Area (if any): N/A

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☒ Other (describe) Streetlighting Installation Estimated Cost N/A

Describe proposed use: SFPUC Sunnyside Conservatory Lighting Upgrade

Narrative project description. Please summarize and describe the purpose of the project.

In response to concerns expressed by surrounding residents and property owners, the SFPUC Power Enterprise has confirmed the stairway between the Sunnyside Conservatory and Joost Avenue (Assessor's Block 6770, Lot 044) requires addition of lighting to improve public safety and to adequately illuminate the area in question. Currently although neighborhood residents use the stairway at night the stairway is not directly lit. The proposed lighting would enhance public safety for people using the stairway between the Conservatory and Joost Avenue.

The SFPUC, the Recreation and Parks Department (which operates and maintains the adjacent Conservatory) and neighborhood residents will meet to select between two alternatives, two 12-foot tall "post-top" street lights or eight 42-inch tall Light-Emitting Diode (LED) bollard-type lights. The locations of the proposed light poles and bollard lights are identified on the attached plans.

If the post-top light poles are the preferred alternative, the two poles would be 35 to 40 feet apart. If the bollard lights are selected lights would be 13 to 15 feet apart.

Once the new 1-1/2 inch rigid steel conduit is installed at each location, the trench would be backfilled and the site landscaping would be restored to pre-construction condition.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? Maximum trench depth 18 inches What type of foundation would be used (if known)?	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center,** 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	N/A	N/A	N/A	N/A
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	N/A	N/A	N/A	N/A
Other (specify use)	N/A	N/A	N/A	N/A
Total GSF	N/A	N/A	N/A	N/A
Dwelling units	N/A	N/A	N/A	N/A
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	N/A	N/A	N/A	N/A
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	N/A	N/A	N/A	N/A
Height of building(s)	N/A	N/A	N/A	N/A
Number of stories	N/A	N/A	N/A	N/A

Please describe any additional project features that are not included in this table:

In response to concerns expressed by surrounding residents and property owners, the SFPUC Power Enterprise has confirmed the stairway between the Sunnyside Conservatory and Joost Avenue (Assessor's Block 6770, Lot 044) requires addition of lighting to improve public safety and to adequately illuminate the area in question. Currently although neighborhood residents use the stairway at night the stairway is not directly lit. The proposed lighting would enhance public safety for people using the stairway between the Conservatory and Joost Avenue.

The SFPUC, the Recreation and Parks Department (which operates and maintains the adjacent Conservatory) and neighborhood residents will meet to select between two alternatives, two 12-foot tall "post-top" street lights or eight 42-inch tall Light-Emitting Diode (LED) bollard-type lights. The locations of the proposed light poles and bollard lights are identified on the attached plans.

If the post-top light poles are the preferred alternative, the two poles would be 35 to 40 feet apart. If the bollard lights are selected lights would be 13 to 15 feet apart.

Once the new 1-1/2 inch rigid steel conduit is installed at each location, the trench would be backfilled and the site landscaping would be restored to pre-construction condition.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

San Francisco
Water Sewer
Services of the San Francisco Public Utilities Commission

Bureau of Environmental Management
525 Golden Gate Avenue, 6th Floor
San Francisco, CA 94102
T (415).934-5700
F (415).934-5750

December 14, 2012

Steven H. Smith, Senior Environmental Planner
Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: CEQA Exemption Request for the Sunnyside Conservatory Lighting Upgrade Project

Dear Steve:

The San Francisco Public Utilities Commission (SFPUC) requests review of the proposed Power Enterprise Sunnyside Conservatory Lighting Upgrade Project under the California Environmental Quality Act (CEQA). The purposes of this letter are to (1) provide the Environmental Planning (EP) Division of the San Francisco Planning Department with a detailed description of the Project, and (2) request EP concurrence that the proposed Project is categorically exempt under CEQA Section 15303, Class 3 (New Construction or Conversion of Small Structures). Class 3, consists of construction and location of limited numbers of new, small facilities or structures. Subsection (d) provides for the construction of water main, sewage, electrical, gas and other utility extensions, including street improvements.

The following description demonstrates the proposed Project would not result in adverse environmental effects, and provides support for our recommendation that the activities are categorically exempt under CEQA. The Project would be conducted in compliance with applicable federal, State, and local regulations and under contractual provisions prohibiting work in violation of applicable regulations and plans.

Provided below is relevant background information regarding the purpose and need for the Project. Also below, environmental information regarding potential environmental effects, as well as CEQA compliance, is addressed. Attached are figures showing the proposed Project location and design.

Edwin M. Lee
Mayor

Art Torres
President

Vince Courtney
Vice President

Ann Moller Caen
Commissioner

Francesca Vietor
Commissioner

Anson Moran
Commissioner

Harlan L. Kelly, Jr.
General Manager

Project Description

In response to concerns expressed by surrounding residents and property owners, the SFPUC Power Enterprise has confirmed the stairway between the Sunnyside Conservatory and Joost Avenue (Assessor's Block 6770, Lot 044) requires addition of lighting to improve public safety and to adequately illuminate the area in question. Currently although neighborhood residents use the stairway at night the stairway is not directly lit. The proposed lighting would enhance public safety for people using the stairway between the Conservatory and Joost Avenue.

The SFPUC, the Recreation and Parks Department (which operates and maintains the adjacent Conservatory) and neighborhood residents will meet to select between two alternatives, two 12-foot tall "post-top" street lights or eight 42-inch tall Light-Emitting Diode (LED) bollard-type lights. The locations of the proposed light poles and bollard lights are identified on the attached plans.

Each light installation would require pouring a new foundation, installation of a new light pole and fixture or bollard, trenching to install rigid steel conduit, pulling electrical wires, and connection to the nearest power service.

To provide a new power supply for the lights, a trench would be dug to the nearest existing SFPUC power supply (service point, walkway lighting within the Conservatory grounds). Each trench would be dug 18 inches deep and 12 inches wide. The trench would be dug the shortest distance necessary to connect to the power supply. SFPUC's Power Enterprise operations and engineering staff would identify the location of the power supply to complete the underground connection.

If the post-top light poles are the preferred alternative, the two poles would be 35 to 40 feet apart. If the bollard lights are selected lights would be 13 to 15 feet apart.

Once the new 1-1/2 inch rigid steel conduit is installed at each location, the trench would be backfilled and the site landscaping would be restored to pre-construction condition.

Project Duration and Schedule

The proposed Project would be completed in approximately 2 or 3 weeks. This would not be continuous work (down time would be required for inspection, mobilizing different construction specialties etc.). Trenching would be completed in a week, one week to pour foundations, one or two days to install fixtures, and a day for landscape restoration. The Project activities would be conducted between 7:00 am to 5:30 p.m. Monday through Friday. Evening and weekend work is not anticipated. The Project would be initiated upon selection of the preferred alternative and award of a construction contract.

Project Equipment

A crew of two to four using hand tools would dig the trenches and construct the concrete foundation forms. One dump truck and a small concrete mixer would be used during project construction. A three person crew would install the light poles and fixtures or bollard lights.

Site Access and Staging

The streetlights to be installed would be located on the west side of the stairway to avoid damaging the dense landscaping on the east side. Depending upon the vehicles and equipment used for the Project construction temporary occupancy of on-street parking spaces along Joost Avenue may be necessary. The SFPUC would coordinate with the San Francisco Municipal Transportation Agency (SFMTA) Department of Parking and Traffic to minimize disruption and delay of traffic movement. In this case temporary occupancy of a lane of traffic is not anticipated.

SFPUC Standard Construction Measures

The SFPUC requires the Standard Construction Measures issued February 7, 2007 (on file at EP) be implemented as applicable, for all of its projects. These measures would be applied to this Project as well.

Background

The Sunnyside Conservatory at 236 Monterey Boulevard (Assessor's Block 6770, Lot 057) is designated Landmark Number 78 (effective December 7, 1975). The Landmark designation only includes property on which the Conservatory is situated (former lot 53 and a portion of lot 52) and does not include the stairway parcel (lot 44). Minor trenching (approximately five feet long) within the northeast corner of Lot 57 would be necessary to connect to the existing light pole (service point). Upon completion of the trenching, conduit installation and pulling electrical wires the landscaped area would be restored to pre-construction condition.

Therefore installation of the proposed lighting would not require application for and issuance of a Certificate of Appropriateness by the Historic Preservation Commission and/or the Planning Department.

Chapter 6 of the Final Better Streets Plan (December 2010) is the Guide for Streetscape Elements.
Section 6.3 Lighting of the Betters Streets Plan under Light Poles and Fixtures states:

> "Light fixtures should be selected that are appropriate to the overall streetscape style and identity of the neighborhood and that maintain continuity between the different streets in the neighborhood. Neighborhoods should have a consistent fixture style to present a unified appearance, and similar neighborhoods around the City should have the same or similar fixture styles."

The Better Streets Plan also continues in Section 6.3 under Energy Efficiency.

> "Energy efficient lamps produce a higher light output per watt than non-energy efficient lamps. In addition to the lamps, energy efficient fixture designs should be specified."

Section 6.3 under Maintenance concludes with the following discussion about Manufacturer Selection:

> "The lamp, parts and accessories for lighting fixture maintenance should be easily accessible in the fixture and obtainable in the market place. When specifying a lighting fixture, the ease of maintaining and replacing the ballast, lamp, lens and other major parts should be evaluated. Fixtures should be easy to maintain. A reasonable parts inventory should be maintained by the City for commonly replaced parts such as lamps, ballasts, and touch up paint. It should also be easy to obtain parts through a local distributor.
>
> Only well-established lighting, pole, and lamp manufacturers should be specified. If a lighting manufacturer used by the City goes out of business, another manufacturer with a similar style of fixture should be

> selected if a fixture or pole has to be replaced in the future. If custom designed lighting fixtures are proposed for a neighborhood, the City should retain ownership of the fixture design so it can be replicated by another manufacturer if the original manufacturer can no longer produce it.
>
> New or replacement pedestrian and street lighting fixtures should be chosen to minimize maintenance and operating costs, and should have a lifespan of 50,000 hours."

Replacement of existing light fixtures or installation of new fixtures with ones of similar design and in keeping with the character of other fixtures in the neighborhood and maintenance of an appropriate parts inventory conforms to the recommendations specified in the Better Streets Plan Guide for Streetscape Elements.

ENVIRONMENTAL INFORMATION

Aesthetics

If the proposed light poles and post-top high pressure sodium (HPS) fixtures are selected they would be a compatible design with existing street lights and fixtures on the walkway on the north side of the Conservatory.

If the bollard lights are selected, the low profile (42 inches tall) would be compatible with the existing landscaping adjacent to the stairway.

Installation of light fixtures with similar design and conformance to a common design of fixtures in the surrounding neighborhood would conform to the policies and guidelines of the Planning Department Final Better Streets Plan.

Air Quality

Emissions of dust and air pollutants during Project implementation are expected to be minimal given the limited nature of the Project. The use of construction equipment and transport vehicles is also expected to be minimal (one vehicle at a time installing a light fixture or a pole). Two to three vehicles or pieces of equipment (dump truck, small concrete mixer, and one or two passenger trucks) over a two to three week period would be necessary to complete the proposed installations.

Based on the short duration of activity and the number of vehicles and pieces of equipment required, the proposed Project would not be subject to the Bay Area Air Quality Management District CEQA Air Quality Guidelines related to assessment of local community risk and hazard impacts for both single-source and cumulative effects.

Based upon implementation of Standard Construction Measure Number 3 to control dust during trenching activity, adverse effects on air quality are not expected.

Archaeological Resources and Historical Resources

The site proposed for installation of new streetlights is not within an area identified as high sensitivity for potential disturbance of sub-surface cultural resources according to the City-wide map maintained by the Planning Department. In addition, the proposed trenching (less than two feet deep) would not disturb undiscovered cultural resources according to standard policy expressed by Planning Department staff archeologist Randall Dean related to other similar types of projects. SFPUC staff archeologist Sally Morgan researched the City Planning cultural resources Geographic Information Systems (GIS) mapping and confirmed no suspected maritime resources or resources from the Hispanic period, the Yerba Buna period, or related to the overseas Chinese have been identified in or near the Project site.

The proposed Project site is not within a designated historic district, nor is it within a completed or planned cultural and historical resource survey area. As indicated above the proposed lighting would enhance the safety and enjoyment of the Sunnyside Conservatory, designated Landmark Number 78.

Because the proposed streetlights would be compatible with streetlights on the Conservatory property or appropriate to the stairway landscaping and the depth of excavation would not disturb sub-surface cultural resources (if present), the proposed Project would not adversely affect cultural resources.

Biological Resources

Temporary removal of landscaping adjacent to the stairway is necessary for the required trenching and to install light poles or bollards. However tree trimming would not be required and therefore migratory or nesting birds would not be affected. If tree roots greater than two inches in diameter must be trimmed the trimming would be conducted according to SFPUC Standard Contract Technical Specifications. The site is located in an urban/paved area therefore species of concern or critical habitat would not be present. Therefore, adverse effects to biological resources are not expected.

Hazards and Hazardous Materials

State Water Resources Control Board (SWRCB) Geotracker and State Department of Toxic Substances Control (DTSC) Geostor databases were reviewed by SFPUC staff. No leaking underground (fuel) storage tank (LUST) cleanup site was identified in the vicinity of the proposed streetlights. No other Spills, Leaks, Investigations and Cleanup (SLIC), Land Disposal, Department of Defense Non-Underground Storage Tank (DOD Non-UST), DTSC Hazardous Waste and Substances Site List (Cortese List), or Underground Storage Tank (UST) sites were identified on the subject property or in the vicinity.

Disturbance of hazardous materials either in underground contaminated soils or groundwater is not anticipated.

The construction crews would be required to maintain a spill kit on site in the event fuels (gasoline or diesel) or lubricants are spilled during Project activity.

Noise

While some short-term and intermittent noise would be generated as a result of Project activity, the noise would be comparable to other small construction projects and street noise and would comply with the provisions of the San Francisco noise ordinance. Intermittent activity would take place between 7:00 a.m. and 5:30 p.m. for a two or three week period at each location. As indicated above, weekend work is not anticipated. Therefore adverse noise effects would not be expected.

Recreation

Installation of the proposed streetlights would enhance the use of the stairway which is operated and maintained by the San Francisco Recreation and Parks Department. During project construction the stairway may be temporarily closed to the public over a two or three week period. Therefore, adverse effects on recreational activities are not anticipated.

Transportation

Traffic generated by the Project would be limited to one or two vehicles at the work site for intermittent periods as discussed in the Project Description above. The number of vehicles temporarily occupying on-street parking spaces would represent a minimal increase in the number of vehicles using Joost Avenue and would not cause traffic delays. As described above, the SFPUC and its construction contractor would coordinate with the SFMTA Department of Parking and Traffic to ensure proposed project activity would not conflict with traffic movement and on-street parking along Joost Avenue. The proposed Project would be temporary and would not result in a long-term increase in traffic.

No Municipal Railway bus lines run on Joost Avenue. Two bus lines, the 23-Monterey and the 36-Teresita run east and west bound on Monterey Boulevard in front of the Conservatory property. As described above, construction vehicles and equipment would be staged on Joost Avenue at the top of the stairway. Therefore, the proposed project would not conflict with or delay Municipal Railway services along Monterey Boulevard.

Therefore adverse effects on transportation are not anticipated.

Water Quality

Due to the shallow depth of excavation necessary to connect to the service point and compliance with standard contract technical specifications to control erosion of excavated soils into the City's stormwater collection system adverse effects to water quality are not anticipated.

CEQA Compliance/Recommendation

The SFPUC recommends that the proposed SFPUC Bureau of Light, Heat and Power-Sunnyside Conservatory Lighting Upgrade Project be classified as categorically exempt under CEQA, Section-15303, Class 3 (New Construction or Conversion of Small Structures). Class 3, consists of construction and location of limited numbers of new, small facilities or structures. Subsection (d) provides for the construction of water main, sewage, electrical, gas and other utility extensions, including street improvements.

If you have any questions regarding the proposed Projects, please contact Barry Pearl, Senior Environmental Project Manager, at 415-551-4573.

Sincerely,

Irina P. Torrey, AICP, Manager
Bureau of Environmental Management

Attachments: Power Enterprise
Utility Services-Street Lighting, Two Drawings (Streetlights Plan & Bollard Lights Plan) Dated October 3, 2012–
Sunnyside Conservatory

cc: Mary Tienken, Project Manager, Power Enterprise
Sally Morgan, Environmental Project Manager, Bureau of Environmental Management
Barry Pearl, AICP, MPA, Environmental Project Manager, Bureau of Environmental Management

Sunnyside Conservatory Lighting Upgrade

October 19, 2012

Submitted By: Mary Tienken, Project Manager, PUC Power Enterprise

Project Description:
The Sunnyside Conservatory is located on San Francisco block 6770, lot 57. The Conservatory is a glass structure, located within a residential neighborhood on Monterey Blvd. In 2009, the San Francisco Recreation and Park Department (RPD) renovated the Conservatory along with the surrounding grounds. As part of the project exterior, post top light fixtures were installed. (see Photo 1) Between the Sunnyside Conservatory and Joost Avenue, there is a path and stair, traversing block 6770, lot 44 that provides a pedestrian connection between the Conservatory and the Sunnyside residential neighborhood (see Photo 2 and Photo 3). The existing stair is located on a parcel of land owned by the San Francisco Wastewater Enterprise, and maintained by the RPD.

Although the staircase is sometimes used during evening hours, there is no existing lighting to illuminate the path. Neighbors have expressed their concern about staircase safety. The San Francisco Public Utilities Commission will install new exterior lights adjacent to the stair to mitigate safety concerns.

Project Details
We are contemplating two different fixture alternatives. The final fixture selection will be made by the neighbors in consultation with the RPD who will maintain the lights in the future.

Alternative 1: The first alternative is install two post top street lights to match the existing fixtures behind the Conservatory. The two lights will be installed on the west side of the staircase to avoid disturbing the dense vegetation on the east of the stair. The spacing between the two poles will be 35-40 feet. See specification sheet labeled: Post-top street light. The street light pole is 12’ high. The fixture dimension is 20” from the top of the pole to the top of the fixture. The fixture has a diameter of approximately 16””. A type 1 pull box is a 17” x 30” concrete box used to pull wires between fixtures. It will be flush mounted with the surrounding grade.

Alternative 2: Install (6) LED bollard lights along the west side of the staircase to avoid trenching through the dense vegetation on the east side of the stair. The spacing between the bollard lights will be 13-15 feet. See the attached specification sheet labeled: Gardco bollard. The bollard light is 42” high with a beveled cap. The fixture has a diameter of 8”. A type 1 pull box is a 17” x 30” concrete box used to pull wires between fixtures. It will be flush mounted with the surrounding grade

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2012.1127E**
Project Title:	534 Texas Street
Zoning:	RH-2 (Residential – House, Two Family); 40-X Height and Bulk District
Block/Lot:	4101/004
Lot Size:	4,996 square feet
Project Sponsor:	Reginald D. Wong (415) 285-1201
Staff Contact:	Craig Jung – (415) 575-9126 Craig.jung@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

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PROJECT DESCRIPTION:

The proposed project site is located at 534 Texas Street, on a block bound by 20th Street to the north, Sierra Street to the south, Texas Street to the east and Missouri Street to the west, in the Potrero Hill District. The proposed project would demolish the existing 850 square foot, single-story, wood frame, Bungalow-style residence with a garage/basement below and construct a 2,480 square foot, 4-story, 2-family residential building with 3 off-street parking spaces at grade.

EXEMPT STATUS:

Categorical Exemption, Class 1 and Class 3 (California Environmental Quality Act (CEQA) Guidelines Sections 15301 and 15303)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Viktoriya Wise for
Sarah B. Jones
Acting Environmental Review Officer`

May 30th, 2013
Date

cc:
Reginald D. Wong, Project Sponsor
Historic Preservation Distribution List
Tina Tam, Preservation Planner
Virna Byrd, M.D.F.
Supervisor Malia Cohen, District 10 (via Clerk of the Board)

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Updated 5/5/09

REMARKS:

Historical Resources

When evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 534 Texas Street is an historical resource as defined by CEQA. In a Historic Resource Evaluation Response memorandum (HRER) dated February 28, 2013, the Planning Department determined that the subject property is not an historical resource. The attached February 2009 HRER serves as the source for the following historical resources discussion.[1]

The existing structure is a one-story plus attic over garage single family residence constructed around 1911 by an unknown architect. The building does not qualify for the California Register of Historical Resources. After review and research, it was determined that no significant people or events occurred at the property. Architecturally, the building is a minimal version of a Bungalow cottage and does not portray a significant style of a master. The building originally had the quintessential "bungalow-style" details, such as overhanging eave and brackets, wood siding, wood windows and entrance stairs, and the majority of the original decorative features. In 1973 the building was altered and all the bungalow-style character-defining features were replaced with the current materials and features. This change disqualifies 534 Texas Street as an individual resource under the California Register.

The neighborhood, where 534 Texas Street is located, is not a California-eligible historic district. The area was initially farmland and changed to industrial with Potrero Hill becoming a residential enclave. The immediate context of the subject property is a mixture of single-family homes and flats, primarily constructed in the late 1800s to early 1900s. The development of this neighborhood itself is not a significant event. Even though many of the buildings are from the same period, architecturally there is a lack of uniformity as a result of alterations over time. Due to the information stated above, there is not a California-eligible historic district in the neighborhood.

The Department determined that 534 Texas Street is not a historic resource under CEQA due to the information stated in the HRER.

Hazardous Materials

Results of subsurface investigation indicate that the site is underlain by weathered serpentine bedrock, which was encountered at 1.6 feet below ground surface (bgs).[2] The proposed project would involve construction throughout the project site, potentially releasing serpentinite into the atmosphere.

---

[1] Tara Sullivan, Preservation Planner, San Francisco Department of Planning, Historic Resource Evaluation Response for 534 Texas Street, San Francisco, California, February 28, 2013. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2012.1127E.

[2] Geo Engineering Consultants, Geotechnical Study for Wong Residence, 534 Texas Street San Francisco, California, September 23, 2011. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Suite 400, as part of Case File No. 2012.1127E.

Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.[3] To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,[4] and are enforced by the Bay Area Air Quality Management District (BAAQMD).

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a significant hazard to the public or environment from exposure to NOA and the proposed project would result in a ***less than significant*** impact.

CONCLUSION:

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for project that consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographic features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. In urbanized areas, up to three single family residences may be demolished. Additionally, CEQA State Guidelines Section 15301(l)(1) provides an exemption from environmental review for the demolition and removal of one single family dwelling. The project's demolition of one single-family residence would therefore be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Additionally, CEQA State Guidelines Section 15303(a) provides that in urbanized areas the exemption also applies to the construction of up to three single-family residences. The proposed project would include the construction of a two-family residence. Therefore, the proposed project meets the criteria for exemption under Class 3.

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[3] California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: http://www.arb.ca.gov/toxics/Asbestos/1health.pdf. Accessed April 15, 2013.

[4] California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 50 27th Ave	BLOCK/LOT(S) 1305/017

CASE NO. 2012.1547E	PERMIT NO.	PLANS DATED

☑ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

per GIS database no other CEQA issues.

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

SHC 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* SHC 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: 5/28/13

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 SHC
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ____

☑ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Shelley Caltagirone
Planner's Signature

6/5/13
Date

Shelley Caltagirone
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

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Information:
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	5/20/2013	**Date of Form Completion**	5/28/2013

PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	150 27th Avenue	
Block/Lot:	Cross Streets:	
1305/017	Sea Cliff Avenue and El Camino Del Mar	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2012.1547E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/4/12

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☒	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	● Yes	○ No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:	1913-28	
			○ Contributor	● Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Tim Kelley Consulting and information found in the Planning Department files, Preservation staff finds that the subject building is not individually eligible for inclusion on the California Register but does appear to be located within Sea Cliff historic district, eligible under Criterion 3 (Architecture). The subject building does not contribute to this district due to its lack of historic integrity caused by extensive alterations. In 1988 the building's massing, form, height, style, fenestration pattern, materials, and architectural style were drastically changed. The Sea Cliff historic district has been identified in several Historic Resource Evaluations, including the Historic Resource Evaluation Response issued by the Department for 90 25th Avenue on May 18, 2012 (case #: 2012.0021E). The neighborhood is bounded by California Street to the south, 32nd Avenue to the west, Sea Cliff Avenue to the north, and the Presidio and 22nd Avenue to the east. Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to the outer lands of San Francisco. The Sea Cliff neighborhood is distinguished from the surrounding Outer Richmond neighborhood by its residential park planning, including the curvilinear street pattern and cohesive architectural character. The neighborhood is entered through columned entrances, and the houses are all similar in massing and style. Most buildings were constructed between 1910-1930, with the building styles and ornamentation largely consisting of unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating. Development appears to have continued through to 1928, by which time the majority of the lots were occupied. No formal survey has been conducted for the potential historic district.

The Department finds that the project would comply with the Standards and have no significant adverse impact to the Sea Cliff Historic District. The proposed alterations will be differentiated yet compatible with the district's overall architectural character. While the overall design uses classical architectural vocabulary, the scale and proportions are clearly contemporary as well as the window and door types. Therefore, the work will not create a false sense of history in the district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-4-2013

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 134 Lunado Way	BLOCK/LOT(S) 2830/011

CASE NO. 2012.1389E	PERMIT NO. 2012.05.10.0257	PLANS DATED revs. 4/8/2013

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

/13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance *(E.P. initials required)*

MES **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MES

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed**: GO TO STEP 5

☒ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

MES 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

MES 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _______________

* _______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated: _______________

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: _______________

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 MES *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date 6/7/2013

Michael Smith

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Date	January 24, 2013 (Part I)
Case No.:	**2012.1389E**
Project Address:	**134 Lunado Way**
Zoning:	RH-1 (D) [Residential, House, One-Family (Detached)] District 40-X Height and Bulk District
Block/Lot:	2830/011
Staff Contact:	Michael Smith (Preservation Planner) (415) 558-6322 michael.e.smith@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

134 Lunado Way is located on the east side of the street between Lunado Court and Estero Avenue in the Ingleside Terraces neighborhood. The subject building is located on an approximately 9,740 square-foot, rectangular shaped lot that measures between 56 and 65 feet in width, 160 feet in depth, is located within a RH-1(D) [Residential, House, One-Family (Detached)] Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed in 1927. The building is a two-story over garage, wood-framed, single-family dwelling that is clad in stucco. The building is an example of a residence designed in the Spanish Eclectic Style. The residence is divided into two wings. There is a two-story wing that projects towards the street with a recessed three-story cross wing at the rear. Both wings are topped with low-pitched gabled roofs that are covered in red, Mission tiles. The projecting wing is one structural bay in width and features a large arched picture window facing the street located at the second floor. A smaller sliding, vinyl sash window located behind a decorative grille is located at the ground floor centered below the larger picture window above. A tiled stairway runs along the inside wall of the adjoining wings and leads to the building's primary entrance that is located within a recessed porch with an arched opening. At the ground floor next to the stairs is a single car garage opening with a wood sectional garage door. Above the garage is a large vinyl sash picture window. There is a third floor balcony with wooden balusters and railings located above the picture window and a projecting front bay supported by wooden corbels adjacent to the balcony. The bay features two small vinyl sash windows. Projecting from the north side of the building is a two-story, octagonal shaped, room with a flat roof and Mission tile false roof. The building is clad in stucco.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1927).

Neighborhood Context and Description

Ingleside Terraces is characterized by large landscaped lots containing detached single-family dwellings that were constructed between 1913 and 1930 as part of the Ingleside Terraces subdivision. Property types in Ingleside Terraces include Craftsman (1912 – 1920s), Period Revival, Spanish Eclectic, and Mediterranean houses (1920s and 1930s). The buildings vary in size and massing but are a similar scale. Building heights generally range from one-to-two stories with basements. Ingleside Terraces is a neighborhood of approximately 750 homes bordered by Ocean Avenue to the north, Ashton Avenue to the east, Holloway Avenue to the south, and Junipero Serra Boulevard to the west. The neighborhood is not a designated historic district.

Ingleside Terraces was developed by Joseph Leonard (1850-1929), the designer and developer of Ingleside Terraces, acting as the president and general manager of the Urban Realty Improvement Company. Leonard was the manager and principal architect for the Jordan Park community and built more than 100 homes in the Inner Richmond and he was responsible for building hundreds of homes in Alameda and Berkeley around the turn-of-the-20th century. Leonard's San Francisco and Suburban Home Building Company built the first "earthquake shack", being one of the five construction firms contracted to create cottages to house the thousands of refugees in camps. Born in Texas, Leonard received his training as an architect in New York, before finding success as a developer in the Bay Area. Leonard designed homes in every style of the day - Victorian, Arts and Crafts, Classical, Medieval Revival - and pioneered suburban-style residence parks. Leonard played a major role in the development of the western portion of the city as a developer and also by lobbying for light rail access to the western side of the City.

Ingleside Terraces is Joseph Leonard's most successful attempt at creating a garden park development within San Francisco. Ingleside Terraces centers on Urbano Drive, an oval street that is laid along the lines of the old Ingleside Racetrack, the last venue for horse racing in San Francisco. The last horse race at Ingleside Racetrack was on December 30, 1905. The track closed down and served as a refugee camp for many San Franciscans after the 1906 Earthquake and Fire. It also hosted patients from today's Laguna Honda Hospital as the facility recovered from the quake. Leonard started constructing homes in Ingleside Terraces in 1911 and maintained an active role in its development until 1919. By 1921, only 150 houses had been constructed in the neighborhood. After that year, Leonard's son, George, and his partner Charles Holt managed the development of the neighborhood and constructed many moderately priced stucco-clad houses in Period Revival styles and invited other developers to build there as well. 134 Lunado Way was constructed during this development period which lasted through the 1920s and resulted in the construction of more than 400 houses. Ingleside Terraces was the showpiece of the first 'suburban subdivision' in San Francisco, and marked an important shift in local urban design, it also significantly represents the first period of residential development in the area and the first time racial covenants were used in residential marketing in San Francisco. Leonard's first residence in Ingleside Terraces, 90 Cedro Avenue, is now a City landmark. The period of significance for this potential district appears to be 1910-1930, which roughly encompasses the development period for Ingleside Terraces. The construction date (1927) of the original building places it within the period of significance identified for the surrounding potential historic district

CEQA Historical Resource(s) Evaluation
Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☒ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted a Historical Resource Evaluation prepared by the consultant, William Kostura. Based upon information provided by William Kostura and found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register individually but is a contributor to a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in 1927, the subject property was constructed during the neighborhood's primary period of development but it has no specific association with the development period to be considered a significant association. Additional research has not revealed that any significant events occurred on the property that would make it eligible for listing under this Criterion. However, the property is one in a collection of approximately 750 buildings that comprise the earliest residential development west of Twin Peaks. The development was also the first to include racial covenants as part of its marketing. It is therefore determined that the subject property is located within a California Register-eligible historic district that is eligible for listing on the California Register under this Criterion as a collection of buildings that represent the earliest development west of Twin Peaks.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based upon the Historical Resource Evaluation prepared by the consultant, William Kostura, the subject property was developed by Gordon Morris and sold to Rudolph and Lola Smale upon completion. The

Smales inhabited the property for three years during which time Mr. Smale is listed as working for an insurance company. In 1921, the Smales sold the property to Herbert and Maude Swift. Mr. Swift is listed as a cardmaker. Mrs. Swift lived in the house until 1942 after Mr. Swift's death. Neither the Smales nor the Swifts nor any of the subsequent owners or occupants of the property were found to be significant persons in our local, regional, or national past, therefore, the property is not eligible for listing under California Register Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
134 Lunado Way is an example of a residence designed in the Spanish Eclectic Style. The building was designed by Lawrence J. Klein who was not a master architect but a carpenter turned building designer. The extent of Klein's career is unknown. Ingleside Terraces contains other residences designed in the Spanish Eclectic Style that are more reflective of the style and that have better historic integrity which is why the subject property is not individually significant under this Criterion. However, the property does contribute to a collection of well and moderately designed buildings that comprise one of the first suburban subdivisions in San Francisco designed by Joseph Leonard, an influential Bay Area developer. Though the property was not developed by Leonard himself it is a part of his most fully realized suburban development within San Francisco. Leonard is also credited with helping to spur development west of Twin Peaks when he selfishly encouraged the City to construct the Twin Peaks Tunnel to provide transit to the area. Thus, the subject property contributes to a historic district that is potentially eligible for listing under California Register Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

134 Lunado Way generally retains integrity of location, association, setting, and feeling. The replacement of the building's original wood windows with vinyl sashes and the change in configuration of two large and prominent windows have somewhat compromised the building's design, workmanship, and materials.

However, the loss of historic integrity does not affect the property's ability to convey that it is a residence designed in the Spanish Eclectic style.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 134 Lunado Way that must be retained for the property to convey its historical significance include:

- Stucco exterior
- Raised entry with recessed and arched entry porch
- Low pitched gabled roof covered with red Mission tiles
- Recessed front balcony with wood balusters and railings
- Overall three-story building scale with complex massing
- L-shaped plan
- Size and location of window openings
- Projecting front bay supported by wooden corbels
- Large front setback

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

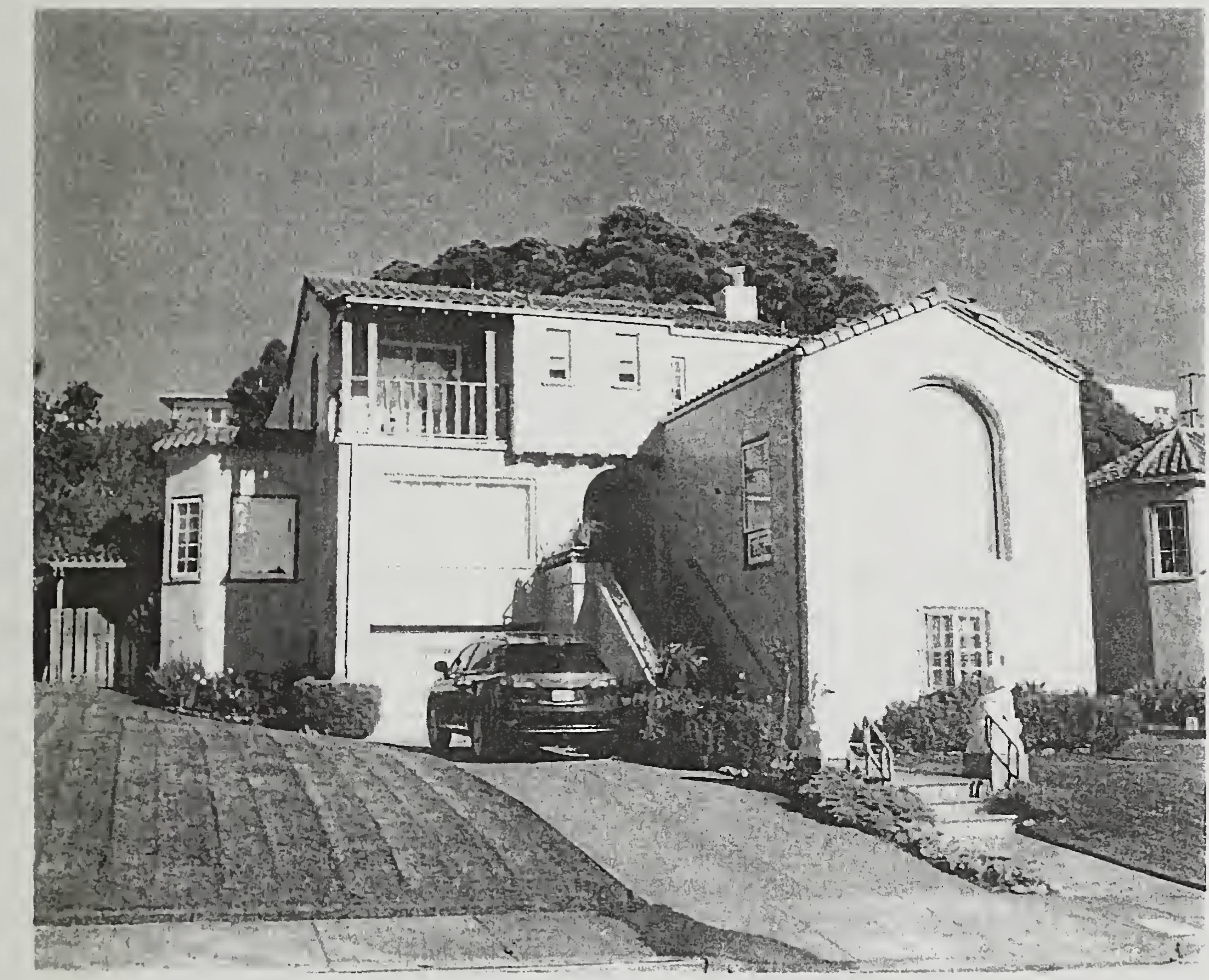
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 1-31-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

HISTORICAL EVALUATION OF
134 LUNADO WAY, SAN FRANCISCO

According to California Register Criteria



134 Lunado Way

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306

October 2012

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

PART II ANALYSIS

Date May 14, 2013 (Part II)
Case No.: 2012.1389E
Project Address: **134 Lunado Way**
Zoning: RH-1 (D) [Residential, House, One-Family (Detached)] District
40-X Height and Bulk District
Block/Lot: 2830/011
Staff Contact: Michael Smith (Preservation Planner)
(415) 558-6322
michael.e.smith@sfgov.org

PART II: PROJECT EVALUATION

Proposed Project: ☐ Demolition ☒ Alteration

Per Drawings Dated: April 8, 2013 (revision)

Project Description:

The proposal is to the following:

- Remove the one-story over basement addition at the north elevation and replace it with a two-story over basement horizontal addition that would extend approximately one-foot closer to the north side property line. The addition would be topped with a flat roof that is several feet lower than the existing ridgeline. The addition would also be set back 8'-8" from the building's primary front elevation.
- The basement will be excavated to create additional off-street parking and additional habitable area.
- The decks at the rear of the building will be removed and replaced with a two-story addition that extends approximately four-feet deeper than the existing decks.
- The existing roof deck at the southwest corner of the second floor will be in filled with an addition.
- The existing contemporary vinyl window sashes will be replaced by metal clad wood windows that are more similar in style to the building's original wood windows.
- The chimney will be removed.
- The roof tiles will be replaced in-kind.
- The railings at the front balcony are deteriorated and will be replaced in-kind.
- The front stairs, including the cheek wall, will be replaced with cast stone stairs and an open railing with balusters.
- A bay window will be added to the south elevation.
- Windows will be enlarged and added to the north, south, and east elevations.

- The garage door will be replaced with a new wood sectional garage door.
- The gate within the fence at the south side of the building will be recentered within the fence.
- A pedestrian door will be added beneath the front stairs.
- All stucco cladding will be replaced in-kind.

Please note: the project has been evaluated per the demolition calculations set forth Planning Code Section 1005(f) and does not meet the threshold for demolition. If there are modifications to the project these calculations will be reevaluated.

Project Evaluation:

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon the potential Ingleside Terraces historic district to which the subject building is a contributor. The project is compatible with the potential district because it:

- Retains the detached nature of the home, which allows for visibility of the side facades;
- The building's L-shaped plan would be retained.
- Maintains the overall building form with the visible addition on the north side of the building being recessed from the primary façade and subordinate to the overall building scale;
- The addition at the rear of the building is minimal and not visible from the street;
- The new windows and window replacement would replace contemporary replacements that are inconsistent with the character of the building. The new windows are in keeping with the character of the building in terms of style, size, and location. The new windows at the sides of the building would be minimally visible from the street;
- The new entry stairs would be located in the same location as the existing stairs but would extend several feet closer to the street to meet current Building Code requirements. The proposed baluster railing is solid enough to reflect the original solid cheek wall at this location;
- The proposed building would be reclad in stucco which is the primary cladding material within the potential historic district;
- The building's gracious front setback would be retained;
- The building's character-defining front balcony would be retained and rehabilitated in-kind where necessary;
- The second floor addition at the southwest corner would match the building's finish materials and would not alter the building's overall height and scale; and

- Overall form and massing, specifically, the buildings low height, complex angled roof form would be retained.

Please note that any revisions to the project will require further CEQA review.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________________ Date: 5-20-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Doug Vu, Planning Department

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2100 Market St	BLOCK/LOT(S) 3542/041

CASE NO. 2012.1356E	PERMIT NO. N/A	PLANS DATED

☒ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner).

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 M.P.
11/25/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ Category A: Known Historical Resource **GO TO STEP 5**

☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial:

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: [illegible]

☒ Project does not conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial

______ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. Interior alterations to publicly-accessible spaces.

_______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______________________________

____

* MES 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: May 3, 2013

* Attach Historic Resource Evaluation Report

b. Other, please specify: ______________________________

____

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

____
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* _______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

____
Planner's Signature

Date 6/11/2013

Michael Smith
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	May 3, 2013 (Part I)
Case No.:	**2012.1356E**
Project Address:	**2100 Market Street**
Zoning:	Upper Market Street NCT (Neighborhood Commercial Transit) District 40-X/60/65-X Height and Bulk District
Block/Lot:	3542/041
Staff Contact:	Michael Smith (Preservation Planner) (415) 558-6322 michael.e.smith@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

2100 Market Street is located on the northwest corner of Market and Church Streets within the Upper Market Street commercial corridor. The subject building is located on an approximately 9,500 square-foot, triangular shaped lot with approximately 130 feet of frontage on Market Street, 11 feet of frontage on Church Street, and 141 feet of frontage on 14th Street. The property is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District and a 40-X/60/65-X Height and Bulk District.

The subject property is improved with a one-story, triangular shaped, commercial building that was constructed circa 1955 and a surface parking lot. The building is currently vacant but was last occupied by a restaurant use in 2011. The building was originally constructed as Burke's Drive-In, an auto-oriented, fast-food restaurant. The building is wood-framed construction, clad in stucco with a band of fixed plate glass windows and a brick water table that wrap around the street elevations, and capped by a flat roof. There is a recessed, glazed, double door entry centered on the building's primary elevation which faces south toward Market Street. The small surface parking lot is located to the west of the building and is separated from the right-of-way to the north and south by solid walls that are clad in stucco. There is a small, one-story, circular building containing a MUNI elevator entrance integrated into the wall at the Market Street frontage.

Pre-Existing Historic Rating / Survey

2100 Market Street was surveyed as part of the Market and Octavia Historic Survey and was determined to be a contributing property within the Upper Market Street Commercial Historic District that extends along Market Street for three blocks, from Church Street to Castro Street. The property was assigned a California Historical Resources Status Code of 3CD indicating that appears eligible for the California Register as a contributor to a California Register eligible district through survey evaluation, therefore; the property is considered a "Category A" property (Historical Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The eligible Upper Market Street Commercial Historic District was assigned a California Historical Resources Status Code of 3CS, indicating that the area is eligible for listing in the California Register of

Historical Resources based upon survey evaluation. The potential district is significant under California Register Criterion 1 (Events) at the local level representing an influential trend tied to the extension of transit routes into the area, which sparked the initial development period in the Upper Market Street area, indicative of a streetcar suburb environment. The District has a second Period of Significance to capture the influence of the events surrounding the beginning of Lesbian, Gay, Bisexual, and Transgendered (LGBT) movement in the neighborhood and its national significance. The eligible district includes 51 contributing properties with a period of significance from 1886 to 1958 and 1970 to 1979. Buildings within the district are generally one to four stories (approximately 15 to 55-feet in height), clad in wood or stucco, feature bay windows, flat roofs, and facades that are comprised of multiple structural bays. Victorian-era and commercial oriented architectural styles are the most widely represented though examples of later modern styles, such as International, Art Deco, and Art Moderne are also represented.

Neighborhood Context and Description

The subject property is located in the Upper Market Street neighborhood which generally begins at Church Street and extends west up Market Street for three blocks ending at Castro Street. The neighborhood is named for its primary commercial corridor, Market Street, which runs for three miles from the Embarcadero to the east to the hills of Twin Peaks to the west. The street was laid out originally by Jasper O'Farrell, a 26-year old trained civil engineer who emigrated to Yerba Buena, as San Francisco was then known. O'Farrell established Market Street as the widest street in town, at 120 feet in width. It is believed that Market Street was established as a direct route from Yerba Buena to the area near Mission Dolores, avoiding marshlands in today's South of Market neighborhood. Market Street west of Dolores Street was only graded in the 1870s but remained difficult to reach because of its distance from downtown. The area was finally made fully accessible with the extension of the Market Street Cable Railway from Valencia to Castro Street in 1886. Greater accessibility to the Upper Market Street area encouraged the residential settlement of neighborhoods like Duboce Triangle and Eureka Valley. The development of commercial uses on Upper Market Street then came about as a response to the presence of residential neighborhoods in the vicinity.

Much of the downtown core located along Market Street was destroyed by the 1906 Earthquake and Fire. As happened in other neighborhoods, there was an influx of new residents to Upper Market and its abutting neighborhoods as residents displaced from downtown settled in new neighborhoods. The neighborhood experienced another up tic in development with the construction of the Twin Peaks Tunnel which opened the area west of Twin Peaks to development with direct transit access to downtown. With the opening of the tunnel, Upper Market Street and its abutting neighborhoods were no longer considered the outer reaches of the City and experienced denser development including mixed-use buildings along the corridor.

Coinciding with the Great Depression and World War II, development along Upper Market Street stalled during the 1930s and 1940s. Development in the area picked up after the war in response to returning veterans in search of housing and a new life. The subject property was constructed during this national development boom. Development during this period moved away from mixed-use buildings and tended to be single-use, auto-oriented, buildings, which reflected the public's love affair with the automobile.

The decade between 1960 and 1970 marked a period of economic depression which resulted in no construction on Upper Market Street during this period. The neighborhood was further impacted by the construction of the Central Freeway which resulted in the area being bypassed by traffic. The neighborhood became blighted and was almost the subject of revitalization by the City's Redevelopment Agency.

During the 1970s, the neighborhood was revitalized with the arrival of the Lesbian, Gay, Bisexual, and Transgendered (LGBT) community. The LGBT community flocked to San Francisco because of its relatively tolerant social and political environment and came to the Upper Market and Castro neighborhood because housing was cheap with the flight of middle-class families to the suburbs. Two of the most prominent national organizations dedicated to the improvement of gays and lesbians were headquartered in San Francisco. Once a critical mass was reached within the LGBT community, the neighborhood became the national center of LGBT politics and identity.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1886 to 1958 and 1970 to 1979 ☐ Contributor ☒ Non-Contributor

To assist in the evaluation of the subject property, the Department reviewed the DPR form for the Upper Market Street Commercial Historic District and the DPR form for 2100 Market Street that were both prepared by Page & Turnbull as part of the Market and Octavia Survey. Based upon this information, Preservation staff finds that the subject property is not eligible for inclusion on the California Register individually but is located within a eligible historic district to which it is not a contributor.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in 1955, the subject property was originally developed as a "walk-up" restaurant and truck stop called "Burke's Drive-In". The original development included a drive-thru beneath a canopy behind the building on the western half of the lot. It is one of the few properties within the eligible Upper

Market Street Commercial Historic District that was developed during the post-War era in response to the Nation's desire for increased auto mobility. The property was developed towards the end of the District's Period of Significance, reflecting the transportation shift in the neighborhood from a compact transit oriented street car neighborhood to one that relied more upon automobile usage. The property abuts mixed-use buildings, juxtaposing it to early street car neighborhood development. The contrast helps to explain the neighborhood's development over time. The property is not individually unique but it is associated with the historic commercial development along Upper Market Street and therefore it was determined to be a contributor within the eligible Upper Market Street Commercial Historic District.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based upon the DPR form that was prepared for the property, it is not associated with any persons important in our local, regional or national past. Therefore, the property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The original architect and builder of 2100 Market Street are unknown though the building does not appear to be the work of a master architect. The building's original style is unknown because it has been significantly altered over the years, which makes it a poor example of mid-century, auto-oriented development. Thus, the subject property is not individually eligible for listing under California Register Criterion 3. Furthermore, the Upper Market Street Commercial Historic District lacks architectural cohesion and is not eligible for listing under California Register Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of archaeological information in the Departments records, the subject property is not likely to yield legally significant resources are anticipated in excavated areas. Therefore, the subject property is eligible for listing under California Register Criterion 4.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

2100 Market Street was determined to be a contributing property within the eligible Upper Market Street Commercial Historic District because it retains a commercial use. However, alterations to the building have impacted its integrity of design, workmanship, feeling, and materials. The property once had a large auto-oriented roof mounted sign and a neon post sign reading "Burke's Drive-In". The signs have since been removed thus de-emphasizing the auto-oriented nature of the use. The original building was also enveloped inside the present structure in 1962. The drive-thru and associated canopy have also been removed and modern windows, doors, and finishes have been installed. As a result of these changes, the building is no longer recognizable as a drive-thru restaurant therefore it no longer expresses the historic development of the commercial district. The fact that it retains a ground floor commercial use is not a strong enough association with the eligible Upper Market Street Commercial Historic District.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

2100 Market Street was determined to be a contributing resource within the Upper Market Street Commercial Historic District, however, it was determined to have lost historic integrity, and therefore, this analysis was not conducted.

CEQA Historic Resource Determination

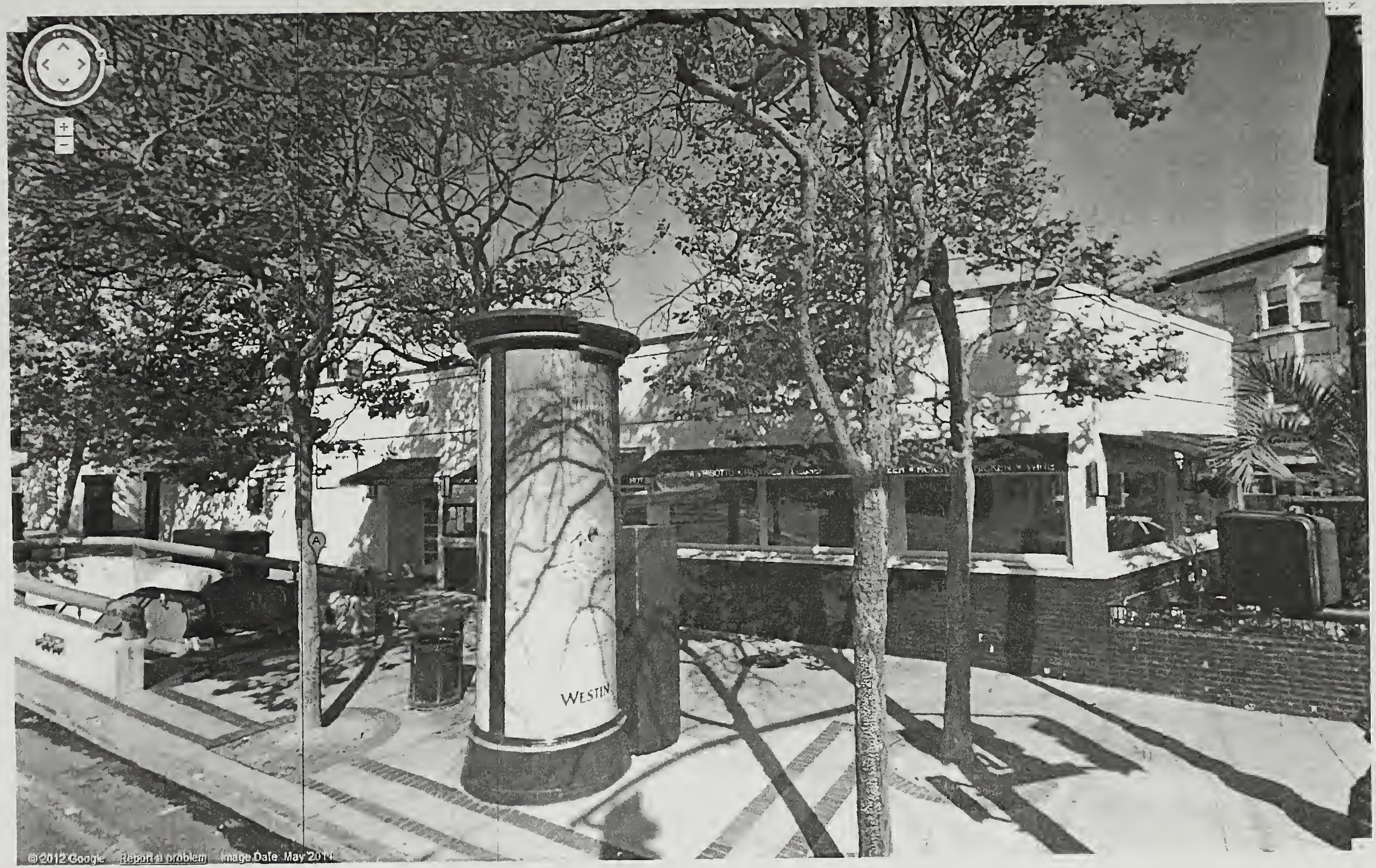
☒ Historical Resource Present
    ☐ Individually-eligible Resource
    ☐ Contributor to an eligible Historic District
    ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 6-11-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File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SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 579 39th Ave	BLOCK/LOT(S) 1505/014

CASE NO. 2012.1568E	PERMIT NO.	PLANS DATED

☐ Addition/ Alteration (detailed below) ☒ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

18/13 ☒ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 12/28/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: 6/7/2013

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 ______
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

6/18/2013
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	June 7, 2013
Case No.:	2012.1568E
Project Address:	579 39th Avenue
Zoning:	RH-2 (Residential-House, Two-Family) 40-X Height and Bulk District
Block/Lot:	1505/014
Date of Review:	June 7, 2012 (Part I)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

579 39th Avenue is located on a rectangular-shaped parcel on the west side of 39th Avenue between Geary Boulevard and Anza Streets in the Outer Richmond neighborhood of San Francisco. The subject property measures 25 feet in width and 120 feet in length and is located within the RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The property is improved with a single-family dwelling originally constructed in 1904 and subsequently altered in the Craftsman architectural style (according to Water Tap Records and Sanborn Fire Insurance Maps). The building was expanded sometime between 1913 and 1950 to its present form. The subject building is a one-and-a-half-story wood frame residence designed in the Craftsman architectural style. The building is set back from the front property line, raised above the street level and approached via a flight of concrete steps. The subject property features a low concrete retaining wall and a one-story wood-frame garage at the front property line to the southeast of the subject building. The construction date of the garage is unknown, and it first appears on the 1950 Sanborn Fire Insurance Map. Notable historic features include: wood shingles, overhanging eaves with exposed rafters, triangular brackets, covered porch with tapered columns, and brick work on the porch.

Building permit records indicate that the building has been altered over time, including: demolition of a sunroom to make bedrooms (1963); new foundation, porch and stairs (1988), reroofing (1991 and 1995), and removal of illegal ground floor unit from single-family residence (1998). According to the Supplemental Information Form for Historical Resource Evaluation prepared by Tim Kelley Consulting for the property (dated October 2012), undocumented changes include: construction of the garage, window replacement, removal of several triangular brackets, and alteration of the verge board on the right side of the porch to accommodate a neighboring building.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further

Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1904).

Neighborhood Context and Description

The subject property is located in the Outer Richmond neighborhood of San Francisco which is generally considered to be bordered by Golden Gate Park to the south, the Presidio to the north, 19th Avenue to the east and Great Highway to the west. The Outer Richmond remained largely undeveloped land until the late 1860s when the Clement and Outside Lands Ordinances were passed, which provided means to settle land claims and establish public spaces. In 1870 the "Official Map of the Outside Lands" was published, extending the downtown street grid into the area. Much of the 19th century development clustered along the principal transportation lines: California Street, Geary Boulevard, Fulton Street, and several north/south corridors. Several ranches and dairy farms were located in this area in the late 19th and early 20th centuries. Development in the areas was slow prior to the 1906 Earthquake and Fire, when refugees were pushed to the outskirts of the city. The Outer Richmond was relatively undamaged in the 1906 Earthquake and Fire and after 1906 the undeveloped blocks were quickly subdivided and built out, becoming saturated by the late 1920s.

The subject block contains 41 residential buildings constructed between 1904 and 1990, with the majority constructed between 1922 and 1925. The buildings range in height from two to three stories and are designed in a variety of architectural styles including: Mediterranean Revival, Craftsman, Shingle and Modern styles. The subject block lacks cohesion and does not appear to constitute a historic district.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Tim Kelley Consulting (dated October, 2012) and information found in the Planning Department files, Preservation staff finds that the subject building is not eligible for inclusion on the California Register under any criteria.

Criterion 1: **Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

Originally constructed in 1904 and altered to the Craftsman style sometime between 1913 and 1950, the subject property is associated with the early residential development of the Outer Richmond neighborhood around the time of the 1906 Earthquake and Fire. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is a non-descript, altered single-family residence that has no specific association with this period of development such that would make it eligible for inclusion on the California Register under Criterion 1. Therefore, the subject property is not eligible under Criterion 1.

Criterion 2: **Property is associated with the lives of persons important in our local, regional or national past.**

Records indicate that the original property owner Mary and William L. Armstrong, a bookkeeper at Goodyear Rubber. Mary Armstrong was listed as a widow by 1907 and sold the property to J.W. Wright & Sons in 1908. Subsequent owners and occupants included: George Young (plumber), Alec W. MacKillop (carpenter), Nathaniel and Annie Thompson, Harry (tailor) and Lena Lord, Bertha Martin, Myron (driver) and June Walker, Rose Gagdorus., Allan J. Thomas and Thomas M. Manahan, Maurice and Mary Williams, Robert W. Louie, Paul and Christina Horn, Ngoc Uan and Winnie Mo.

Records show that none of the persons associated with the building are important to the local, regional or national past. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: **Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

The subject property contains a one-and-a-half-story Craftsman style residence originally constructed in 1904. The building was subsequently expanded to its present form sometime between 1915 and 1950. The simple wood-frame building is modest in its appearance and has undergone some alterations over time, including replacement of fenestration and removal of several brackets.

Based on the information provided in the Supplemental Information Form prepared by Tim Kelley consulting and Planning Department records, the subject property is not eligible for individual listing in the California Register under Criterion 3 (Architecture). As an altered single-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a modified Craftsman residence, and does not embody any notable characteristics, which distinguish the building as historically significant.

The property also does not appear to be located within any potential historic district. The subject block and surrounding area is characterized by a mix of residential buildings with construction dates ranging from the early 1900s to the mid-1990s and as a whole lacks cohesion.

Therefore, the subject property is not eligible under Criterion 3 individually or as part of a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

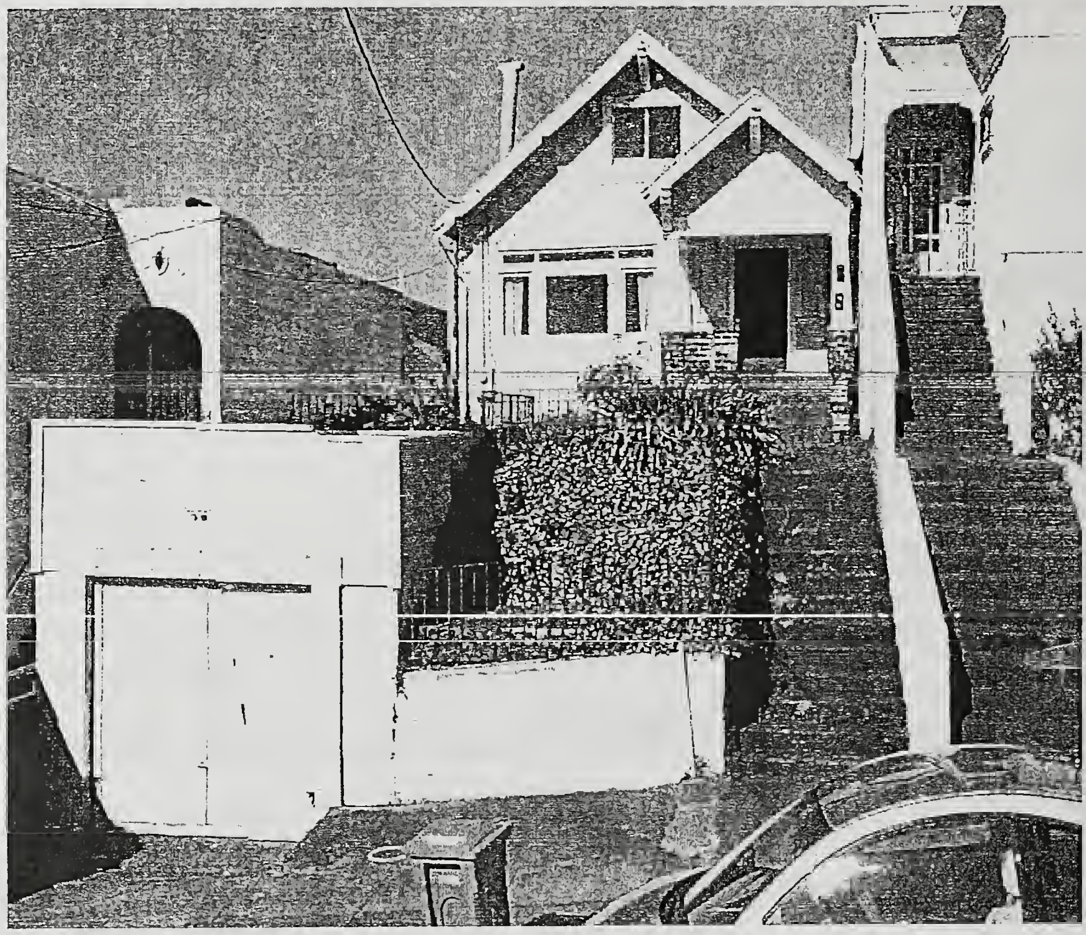
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 6·17-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\579 30th Ave\579 39th Ave_HRER Part I.doc

IMAGES



579 39th Avenue looking west. Courtesy of Google, June 2013.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 754 Ulloa ST	BLOCK/LOT(S) 2986/006

CASE NO. 2013.0355E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

18/13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 M.P. 03/23/1

Per GIS databa
the only CEQA
resource requir
additional review
is Hist Pres.

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: **GO TO STEP 5**

☒ Project **does not** conform to the scopes of work: **GO TO STEP 5**

☐ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.) ______
2. **Interior alterations to publicly-accessible spaces.** ______
3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character. ______
4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features. ______
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features. ______
6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. ______
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*. ______
8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* ______

   Specify: ______

9. **Reclassification of property status** to Category C

   a. Per Environmental Evaluation Evaluation, dated: ______

   * *Attach Historic Resource Evaluation Report*

   b. Other, please specify: per attached PTR form dated 6/14/2013

   * *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison V
Planner's Signature

Date 6/18/2013

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	4/19/2013	**Date of Form Completion**	6/14/2013

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	754 Ulloa Street	
Block/Lot:	Cross Streets:	
2986/006	Claremont Blvd.	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	not dated

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ○ No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ○ No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ○ No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ○ No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

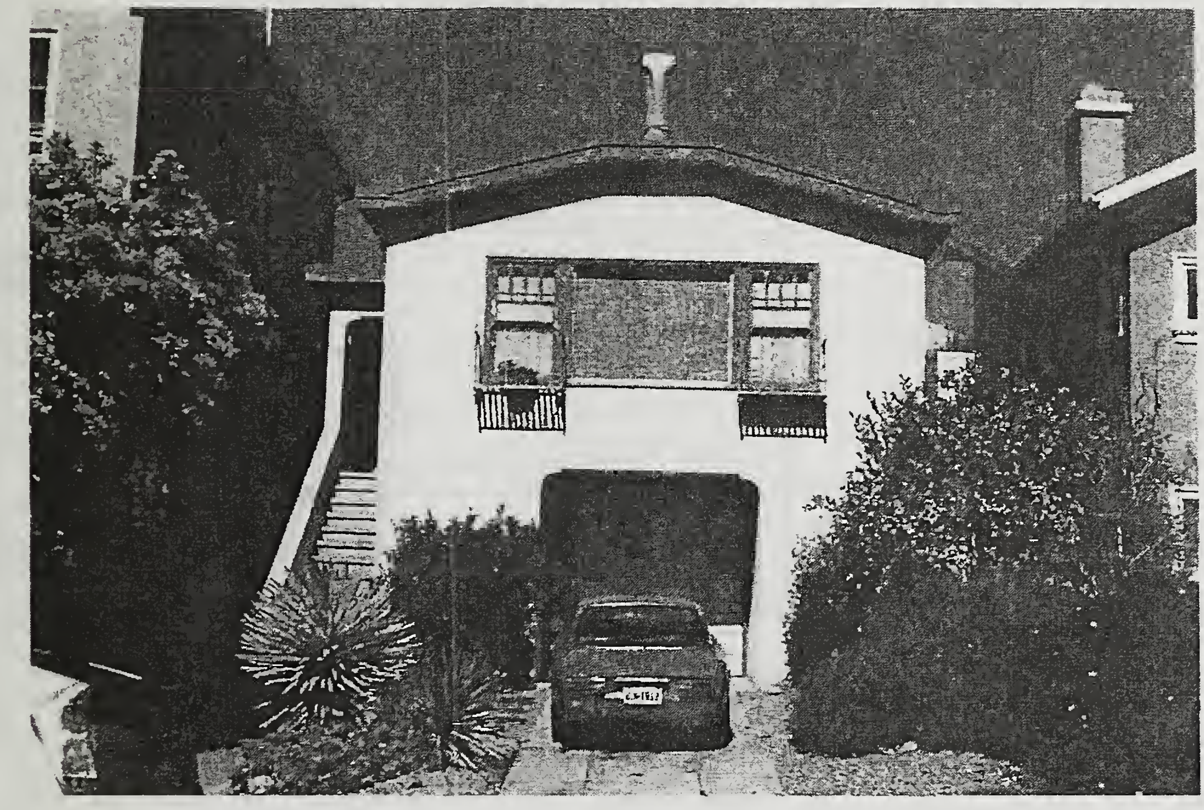
754 Ulloa Street is a single-family residence constructed in 1923 on the north side of Ulloa Street in the Claremont Court neighborhood of the West of Twin Peaks area. This one-story-over-garage building is topped with a gable roof with overhanging eaves. This vernacular style home is clad with stucco and channel rustic siding and has traces of Mediterranean Revival style detailing. A flat-roof rear addition, constructed in 1949, is clad with composition asbestos shingles. The primary entrance consists of a recessed entry porch setback along the west side of the house and is access by a flight of straight stairs. Fenestration is primarily the original wood sash windows.

The subject building at 754 Ulloa Street was constructed in 1923 in a residential subdivision historically known as Claremont Court. Today, this area is in the West of Twin Peaks neighborhood, situated between St. Francis Wood to the south, Forest Hill to the northwest, Forest Hill Extension/Laguna Honda to the northeast, and West Portal neighborhood to the west. This area is now usually considered to be part of West Portal. A Historic Resource Evaluation Response for 690 Ulloa Street (Case # 2012.1499E) dated January 29, 2013 previously determined this area not to be an historical district.

Based on a review of the Supplemental Information for Historic Resource Determination form for the subject property by William Kostura, the subject property is not individually eligible to the California Register of Historical Resources (California Register). Constructed in the early 1920s, the subject property was not one of the early properties in the original Claremont Court development and is not significant under Criterion 1. The subject building is not eligible Criterion 2, as the research conducted by Kostura shows that the building is not associated with any identified significant individuals. The subject building does not appear to be eligible under Criterion 3. This residence was constructed by local builder John W. Jessiman. A review of Planning Department records did not identify Jessiman as a master builder. The building is not a significant example of a type or period. The subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6/17/2013

IMAGE



754 Ulloa Street

Source: William Kostura

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 395 26th Ave	BLOCK/LOT(S) 1407/017

CASE NO. 2013.0205E	PERMIT NO.	PLANS DATED

☐ Addition/ Alteration (detailed below)

☒ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

/13 ☒ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

GOVERNMENT
DOCUMENTS DEPT

JUN 24 2013

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____ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

____ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

____ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

____ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 UP 03/13/1

Except for Hist Res., all other CEQA resources have been cleared per GIS database & background material for slope determination.

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

____ 1. **Change of Use and New Construction** (tenant improvements not included).

____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

____ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed**: **GO TO STEP 5**

☒ Project **does not conform** to the scopes of work: **GO TO STEP 5**

☐ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: per attached PTR form dated 6/5/2013

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

Date 6/18/2013

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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From:	Gabriel Ng <gabriel@gabrielngarchitects.com>
Sent:	Wednesday, March 13, 2013 2:06 PM
To:	Pereira, Monica
Cc:	Mei Lam; Mary Tom
Subject:	389 26th Avenue -2013.0205E
Attachments:	395_26thAve_ArchSiteSurvey_03-13-13_signed.pdf; 395 26th Ave - Grade Map 090.pdf; ZA Slope Determination.pdf

Hi Monica,

Attached please find a copy of the survey, a grade map from DPW and a LOD from the ZA regarding method of determining the average slope on a property.

From the survey:
Center of front PL is 130.87
Center of Rear PL is 138.88
Elevation between 2 Point = 138.88-130.87 = 8.01
Percentage of the slope = 8.01 / 118 (Lot Length) = 6.8%

From the Grade Map :
It showed the street next to the subject site is 8% grade.

From both, it indicates the slope of the site is 6 to 8% and is below 20%. Please let me know if you need any other information from us.

Thank you for looking at our application so quick.

Regards,

Gabriel Y. Ng
Principal Architect
GABRIEL NG + ARCHITECTS INC.
1360 9th Avenue, Suite 210
San Francisco, CA 94122
Tel 415-682-8060 ext. 102
eFax 510-281-1359
www.gabrielngarchitects.com

PLANNING DEPARTMENT
City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411
4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350
5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377
MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

September 19, 2006

Ms. Kelly Pepper
TOWN CONSULTING
2298 3rd Street
San Francisco, CA 94107

RE: **Letter of Determination**
Address: **501 Valley Street/2206 Castro Street**
Zoning District: **RH-2 (Residential, House, Two-Family) District**
Block: **7536, Lot: 032**

Dear Ms. Pepper

This letter is in response to your written request dated July 28, 2006 for a Zoning Administrator Determination regarding method of determining the average slope on a property.

Pursuant to Section 102.12(b) and (c) of the Planning Code, the average slope of a site is determined by measuring the rise of elevation divided by the distance or length of the lot, between the center of the front property line and the center of the rear property line of a legal lot of record or a proposed new lot.

If anyone has substantial reason to believe that there is an error in the interpretation of the provision of the Planning Code or abuse of discretion on the part of the Zoning Administrator in this determination, you have fifteen (15) days from the date of this letter to appeal the determination to the Board of appeals. For information regarding the appeals process, please call the Board of Appeals, located at 1660 Mission Street, or call 415-575-6880.

Sincerely,

Lawrence B. Badiner
Zoning Administrator

cc: Cecilia Jaroslawsky, Planner
Debra Dwyer, MEA

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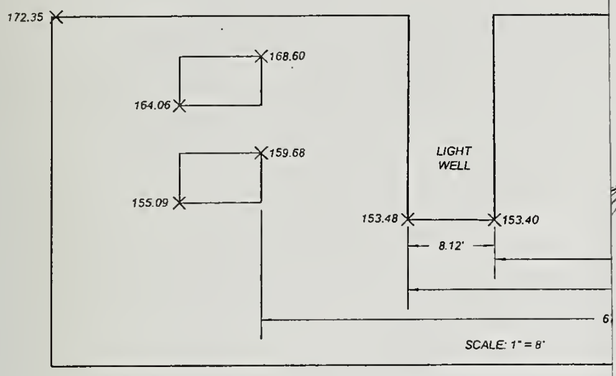

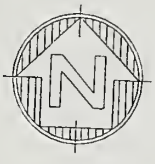

#377 26TH AVENU

SOUTH ELEVATION VIEW

Ø	DIAMETER
HYD	FIRE HYDRANT
GV ⋈	GAS VALVE
♿	HANDICAP RAMP
-◑	POWER POLE
ⓒⓞ	SANITARY SEWER CLEAN OUT/VENT
—o—	SIGN
ELEV DESC	SPOT ELEVATION
▨	STORM DRAIN INLET
✿	TREE
WM	WATER METER

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE AD

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FO CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARC JOB.

2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR MARY T PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PRO CONSTRUCTED OR NOT.

3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERM OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS O IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL RES OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK DISAVOWS ANY AND ALL RESPONSIBILITY.

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5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS ST

6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OU IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIA AGREED TO.

7. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL IS PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

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10' 0 10' 20'

SCALE: 1" = 10'

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS . IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

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ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON DECEMBER 28, 2012.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING DEED:
LOT 017: DOCUMENT NUMBER 95-F900182-00, ON REEL G529 AT IMAGE 0194

UTILITY NOTE:

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PROJECT BENCHMARK - DESCRIPTION:

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GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE MARCH 13, 2013

Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 6216
LICENSE EXPIRES MARCH 31, 2014

DATE:	JANUARY, 2013	△			
SCALE:	1" = 10'	△			
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LOT 017
CO, CA 94121

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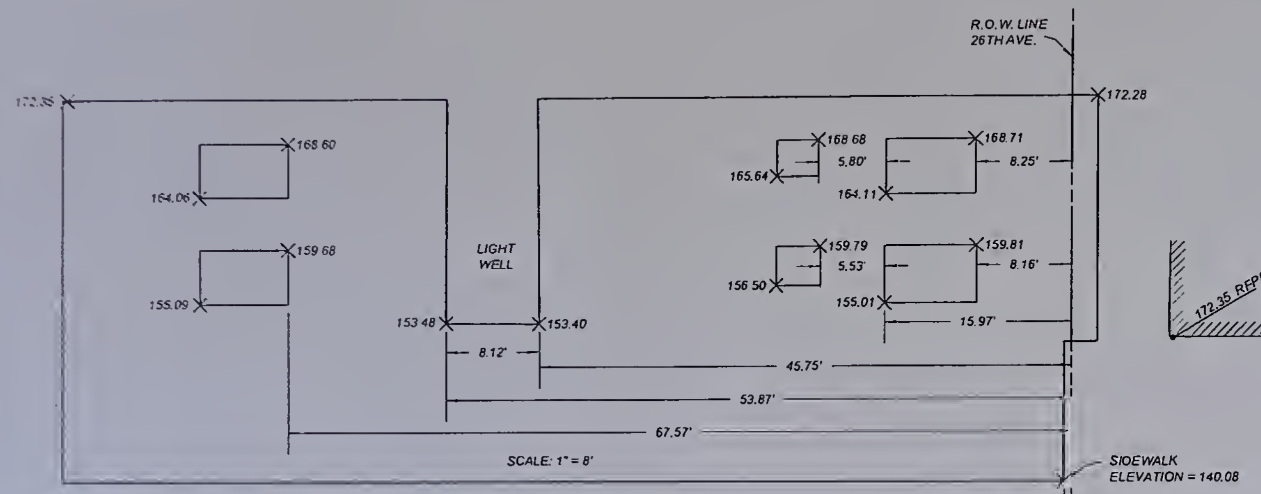

#377 26TH AVENUE

SOUTH ELEVATION VIEW

LEGEND

Ø	DIAMETER
	FIRE HYDRANT
	GAS VALVE
♿	HANDICAP RAMP
◑	POWER POLE
	SANITARY SEWER CLEAN OUT/VENT
	SIGN
ELEV DESC	SPOT ELEVATION
	STORM DRAIN INLET
	TREE
	WATER METER

ADJ	ADJACENT BUILDING
BK	BACK OF WALK
BW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTER LINE
CNC	CONCRETE
COR	CORNER
FF	FINISH FLOOR
FL	FLOW LINE
GND	GROUND
EP	EDGE OF PAVEMENT
MH	MANHOLE
PG&E	PACIFIC GAS & ELECTRIC
RF	ROOF
RFPP	ROOF PARAPET
R.O.W.	RIGHT OF WAY
TC	TOP OF CURB
TW	TOP OF WALL
—— o ——	WOODEN FENCE
—— OE ——	OVERHEAD ELECTRIC LINE
—— UE ——	UNDERGROUND ELECTRIC LINE
—— S ——	SANITARY SEWER LINE
—— W ——	WATER LINE
—— G ——	UNDERGROUND GAS LINE

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.

2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR MARY TOM AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

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6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.

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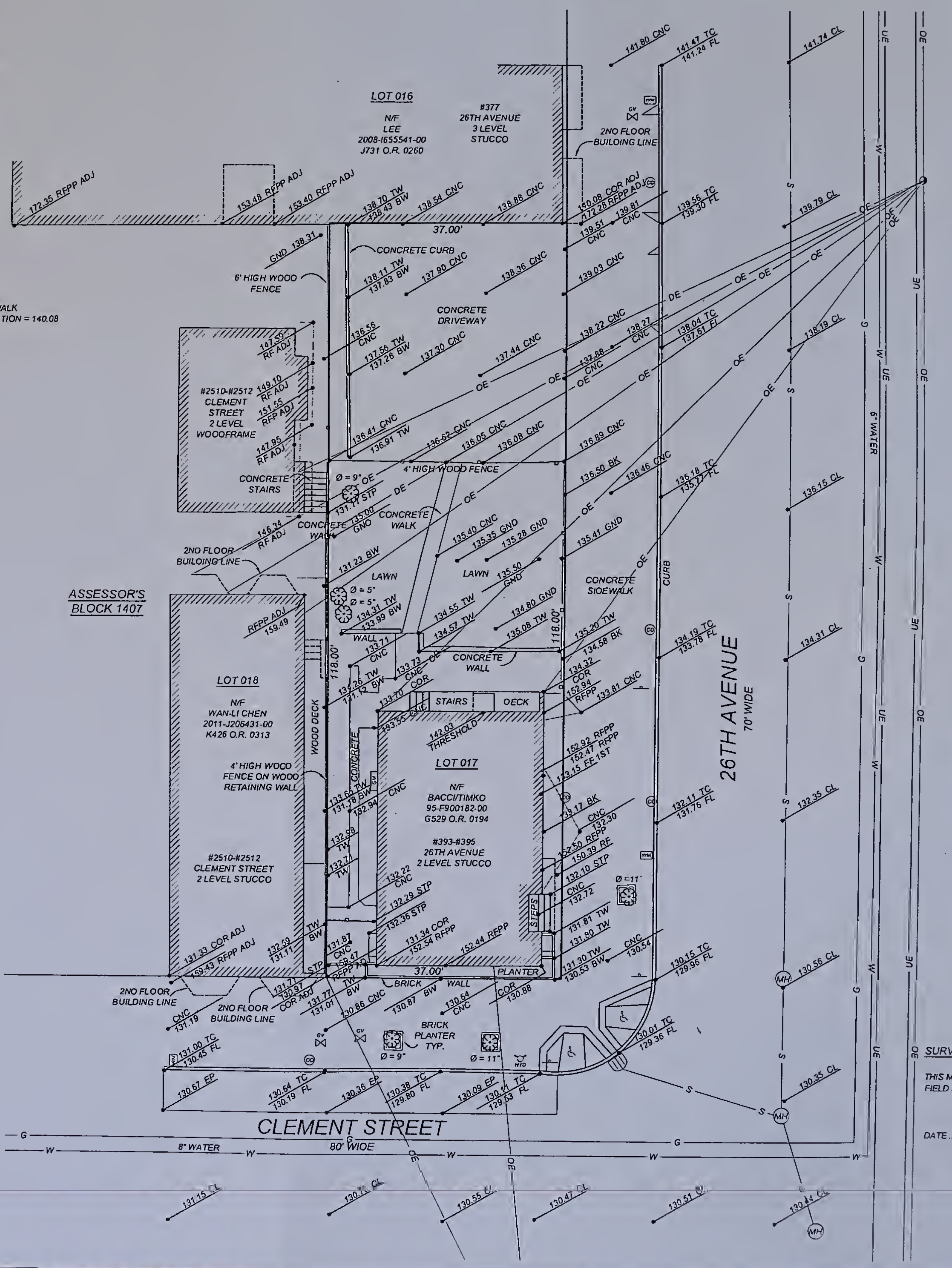

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ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF 26TH AVENUE AND CLEMENT STREET, ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.E. CORNER, CROW CUT OUTER RIM SWL ELEVATION = 129.716'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE MARCH 13, 2013

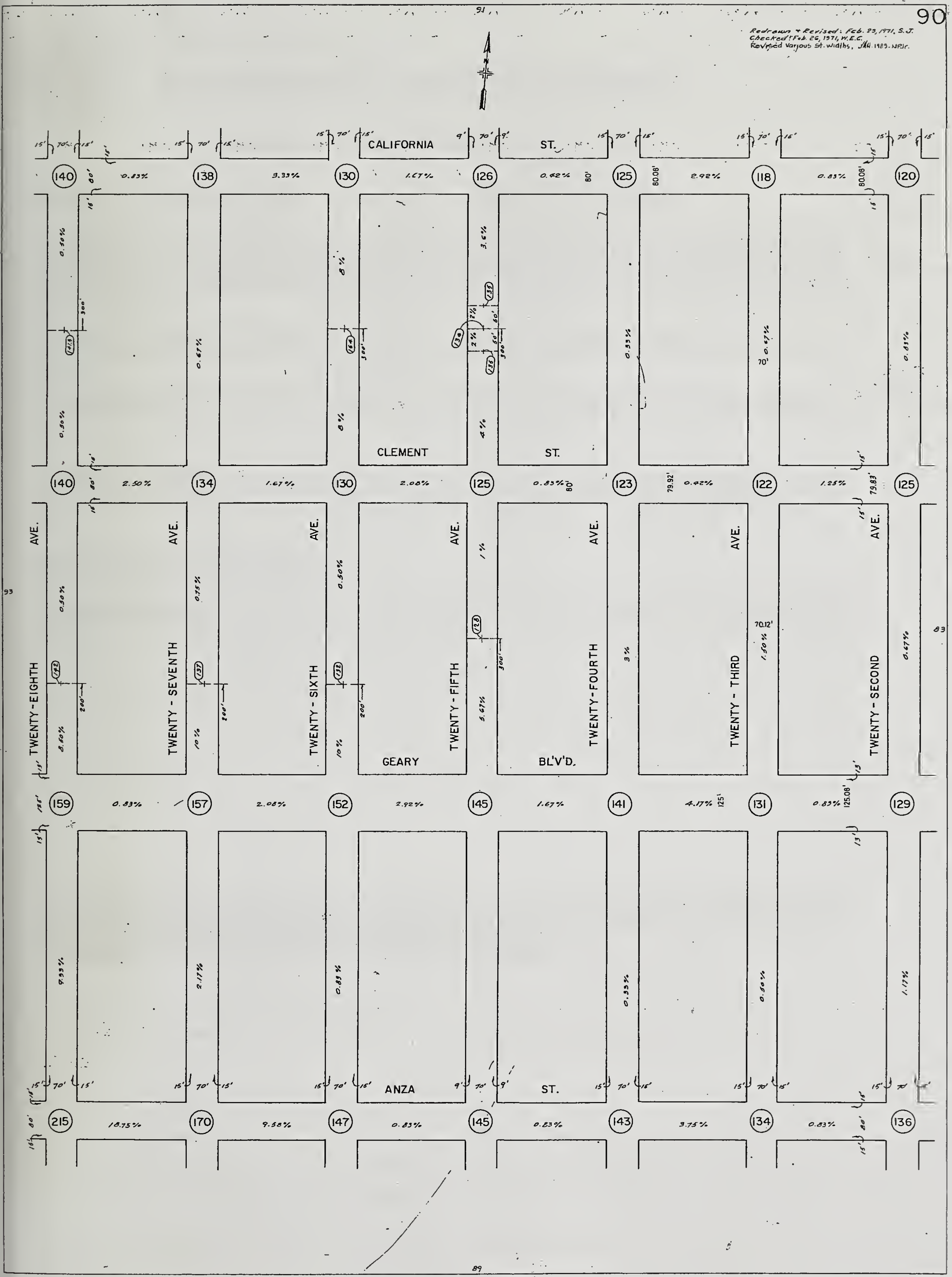
FREDERICK T. SEHER, PLS
LICENSE NO. 6216
LICENSE EXPIRES MARCH 31, 2014

DATE	JANUARY, 2013				
SCALE	1" = 10'				
DRAWN BY	SDA				
DRAWING NAME	1680-12				
SURVEYED BY	FTS				
CHECKED BY					
CHECKED BY					
		NO	BY	DATE	REVISIONS

FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
ASSESSOR'S BLOCK 1407, LOT 017
395 26TH AVENUE, SAN FRANCISCO, CA 94121

SHEET
1



Redrawn + Revised: Feb. 25, 1971, S.J.
Checked: Feb. 26, 1971, W.E.C.
Revised Various St. widths, JAN. 1989. NPJr.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	3/19/2013	**Date of Form Completion**	6/5/2013

PROJECT INFORMATION:

Planner:	Address:	
Allison Vanderslice	395 26th Ave	
Block/Lot:	Cross Streets:	
1407/017	Clement Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	02/26/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

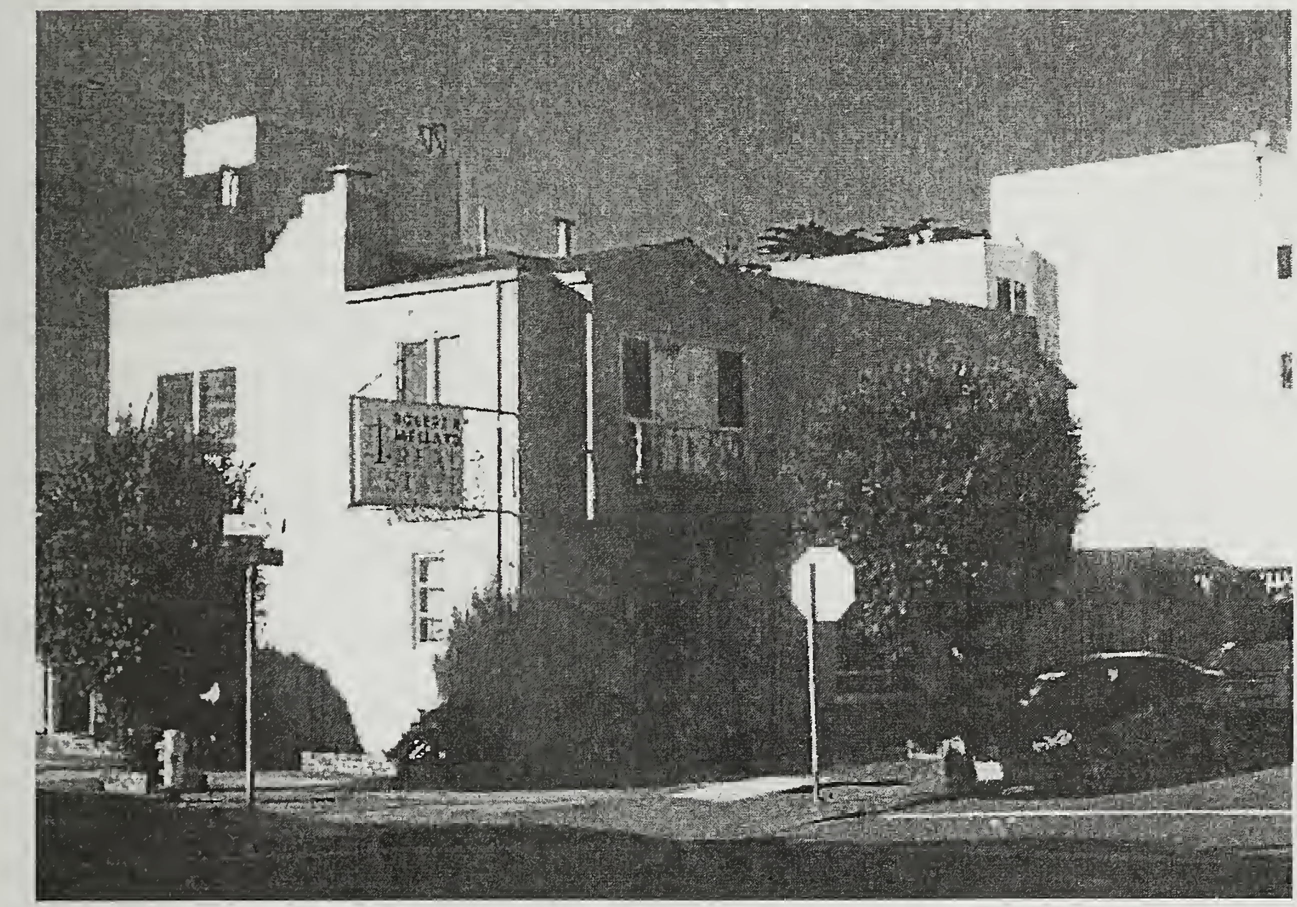
The Department agrees with the conclusion of the Historic Resource Evaluation (HRE) report by Tim Kelley Consulting for 395 26th Avenue (dated January 2013). The building stands at the northwest corner of 26th Avenue and Clement Street in the Outer Richmond neighborhood. Constructed in 1945, the subject property is a two-story, rectangular-plan, residential building with converted commercial uses on the ground floor. This stucco-clad building is topped with a flat roof and has traces of Mediterranean Revival detailing. The building was constructed for George J. Weissend by local builder Adolph Schmidt as a single-family home.

Constructed in 1945, the building was built after the majority of the Outer Richmond neighborhood was developed and it does not appear to be associated with any significant events or trends in the local area or San Francisco generally. The subject building replaced an earlier residential building in an established neighborhood, which contained a mix of commercial and residential buildings. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report for the subject property, no significant persons are associated with the property and it is not significant under Criterion 2. The building was constructed by local builder Adolph Schmidt and is not the work of a master builder or architect. The building features some Mediterranean Revival-style detailing but lacks many of the character-defining features of this style and has been altered; therefore, it is not a significant example of this style. The subject property is not significant under Criterion 3.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6/17/2013

IMAGE



395 26th Avenue

Source: Tim Kelley Consulting, 2013.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 1446 Market St / 39 Fell St

BLOCK/LOT(S): 835/003

CASE NO.: 2013.0091E

PERMIT NO.:

PLANS DATED:

GOVERNMENT
DOCUMENTS DEPT
JUN 24 2013
SAN FRANCISCO
PUBLIC LIBRARY

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance *(E.P. initials required)*

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

Interior improvements, façade changes & window replacement work.

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 JL
01/24/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☒ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: PTR form 6/11/2013.

* Attach Historic Resource Evaluation Report

b. Other, please specify: ______

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 ______ Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

Date 6/18/13

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	6/11/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1446 Market Street	
Block/Lot:	Cross Streets:	
0835/003	Fell Street, Van Ness Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.0091E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	August 2012

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

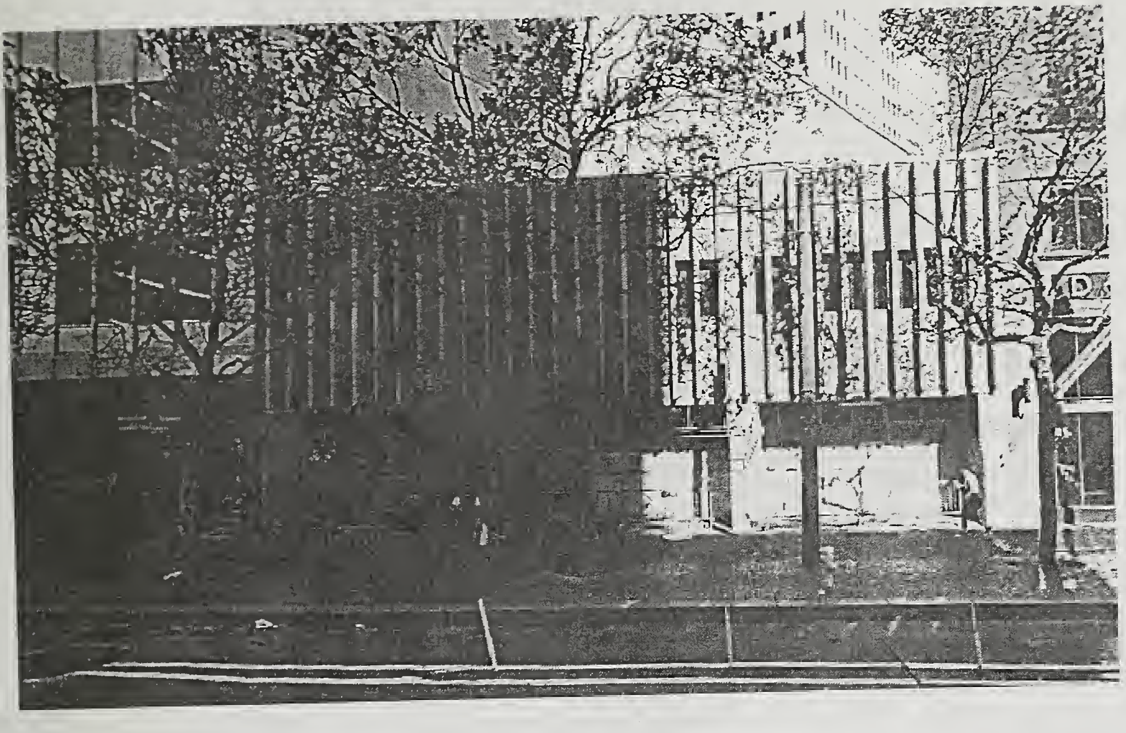
PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by William Kostura (dated September 2012) , the subject property (1446 Market Street) was originally constructed in 1917 as a two-story commercial building and underwent major facade alterations in 1950 and 1957. Permit records indicate that the subject property obtained its current appearance in the 1950s, when the storefront was remodeled (1950) and the upper story was clad with baked enamel vertical strips (1957). Architect John Savage Bolles was involved in the 1950s alterations, and this work was carried out at the time the property was converted in a redemption store for Sperry and Hutchinson (aka. the S&H Green Stamp Company).

The subject property was one of nine S&H Green Stamp redemption stores existing in San Francisco in the 1950s and 1960s and one of 509 such stores nationwide. No known historic events occurred at the property and it is not eligible for listing in the California Register under Criterion 1 (Events). None of the owners or occupants have been identified as important to history and the property is not eligible for listing under Criterion 2 (Persons). John Savage Bolles was a prolific San Francisco architect from the 1940s to the 1970s. Although Bolles was associated with the 1950s facade alterations of the subject property, this project was a minor work for his practice and is not eligible for listing under Criterion 3 (Architecture) as the work of a master. The property also lacks architectural distinction and does not have high artistic expression, nor is it representative of a type, period or method of construction. Therefore, the subject property does not qualify for the California Register under any criteria.

The buildings are not located in any identified historic districts. The subject block lacks cohesion and no historic district appears to be present.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:



Subject building at 1446 Market Street

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 124-126 Clement Street	BLOCK/LOT(S) 1431/020

CASE NO. 2012.1480E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

/13

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:**
GO TO STEP 5

☐ Project **does not conform** to the scopes of work:
GO TO STEP 5

☐ Project involves **4 or more** work descriptions:
GO TO STEP 5

☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _______________________________

* [illegible] 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: PTR form 6/7/2013.

** Attach Historic Resource Evaluation Report*

b. Other, please specify: _______________________________

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 gah *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature: Gretchen A. Hilyard

Date: 6/18/13

Print Name: Gretchen A. Hilyard

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	2/5/2013	**Date of Form Completion**	6/7/2013

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	124-126 Clement Street	
Block/Lot:	Cross Streets:	
1431/020	2nd Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2012.1480E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/15/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by Wing Lee (dated January 14, 2012) , the subject property includes two parcels, each containing a single building. According to Assessor records, 124 Clement Street was constructed in 1904 (lot 0431/020) and 126 Clement Street was constructed in 1921 (lot 1431/021). Both buildings have been heavily altered from their original appearance.

Permit records indicate that 126 Clement Street underwent facade alterations in 1995 that altered the early 20th century building to its current appearance. This alterations involved the removal of all exterior facade materials and the building does not retain integrity to the historic period as a result of these changes.

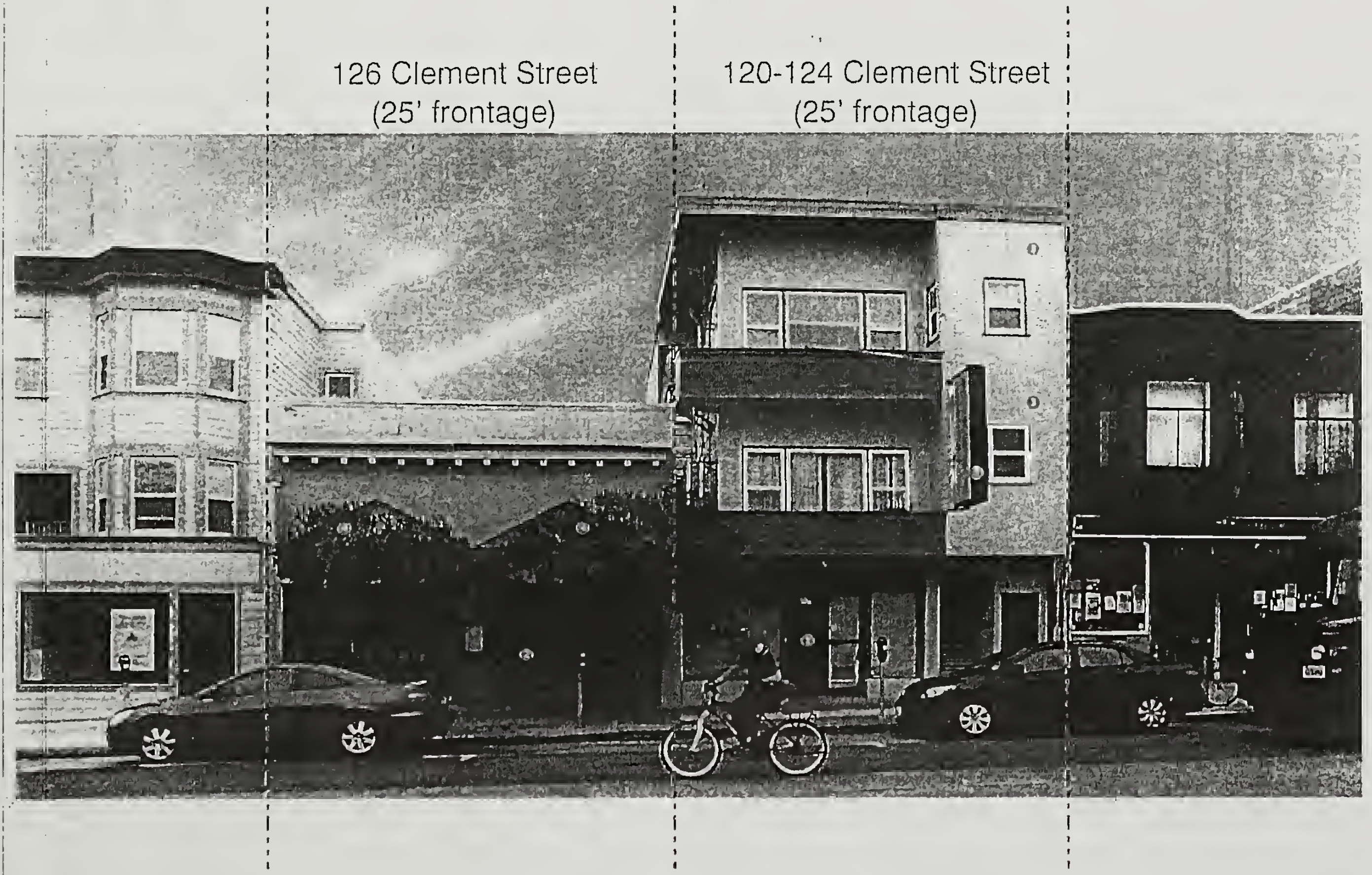
The 1905 Sanborn Fire Insurance Map indicates that 124 Clement Street (addressed as 120-122 Clement) originally contained a two-story-over-basement flats building with a single angled bay window. The 1915 Sanborn Fire Insurance Map indicates that the property was occupied by a two-story-over-basement flats building with two angled bay windows (addressed as 120-124 Clement). The adjacent property at 126 Clement contained a coal yard in 1915. The 1950 Sanborn Fire Insurance Map indicates that the property was occupied by a three-story flats building by this time, meaning that the third story was added sometime between 1915 and 1950.

Both buildings have experienced major alterations and neither building is architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The property is located within the boundaries of the Inner Richmond Survey, conducted by San Francisco Architectural Heritage in the 1980s. Both buildings were given ratings of "D" (Minor or No Importance) in the survey. The buildings are not located in any identified historic districts. The subject block lacks cohesion and no historic district appears to be present.

Therefore, 124 and 126 Clement Street are not eligible for the California Register under any criteria individually or as part of any known historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-17-2013



- ○ Proposed restaurant expansion at ground floor only (120-124 Clement) Currently vacant retail space
- ○ Existing restaurant (126-130 Clement)
- ○ Existing residential units at 2nd and 3rd floor
- ○ Existing street tree
- ○ Existing sign to be removed

ARCHITECTS

CHAPEAU! EXPANSION
124 & 126 Clement Street, San Francisco, CA 94118

EXISTING FRONT VIEW

November 15, 2012 - First Submittal to Planning
January 15, 2013 - Resubmittal to Planning

A7

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DOCUMENTS DEPT
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CEQA Categorical Exemption Determination

SAN FRANCISCO
PLANNING
DEPARTMENT

Property Information/Project Description

PROJECT ADDRESS 1136 De Haro ST	BLOCK/LOT(S) 4159/025

CASE NO. 2013.0671E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ Class 1: Existing Facilities
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ Class 3: New Construction
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP 05/28/13

Property located
on serpentine soi
however there wi
be no soil disturb
Hist Pres is the so
CEQA resource
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STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☒ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed: GO TO STEP 5

☐ Project does not conform to the scopes of work: GO TO STEP 5

☐ Project involves 4 or more work descriptions: GO TO STEP 5

☐ Project involves less than 4 work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_____ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. Interior alterations to publicly-accessible spaces.

_____ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_____ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_____ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_____ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _____

* _____ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: 6/6/2013

** Attach Historic Resource Evaluation Report*

b. Other, please specify: _____

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

_____ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

JGL *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* _____

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Jonathan G. Lammers

Planner's Signature

Date 6/19/2013

Jonathan Lammers

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	June 6, 2013
Case No.:	**2013.0671E**
Project Address:	**1136 De Haro Street**
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	4159/025
Date of Review:	June 6, 2013 (Part I)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 1136 De Haro Street, is located on a rectangular-shaped lot measuring 25 feet by 100 feet on the west side of De Haro Street between 22nd and 23rd Streets on the western slopes of the Potrero Hill neighborhood. The property is located within an RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a one-story over raised basement, single family, wood frame residence constructed circa 1895. The residence is designed in a vernacular architectural style, clad with asbestos shingles, and capped by a gable roof with a shed-roof extension in the rear. The primary entrance is a non-historic partially-glazed wood door with transom. A secondary entrance accesses the basement area. Typical fenestration includes aluminum-sash windows with flat board surrounds. Known alterations to the exterior of the property include re-cladding the building with asbestos shingles and replacing the double-hung wood windows on the primary façade with casements (1953); installing a hot tub with concrete slab and wooden deck (1978); installing a new deck and stairwell (1982); and installing a new rear deck (2011).

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (listed as 1900 by the San Francisco Assessor). Water tap records show a water connection date of 1899, but San Francisco city directories show occupancy of the building at least as early as 1895.

Neighborhood Context and Description

1136 De Haro Street is located in the San Francisco's Potrero Hill neighborhood, an area roughly bounded by 16th Street to north, U.S. 101 to west, 26th Street to the south, and Interstate 280 to the east. The area immediately surrounding the subject property is almost exclusively residential in character, and primarily composed of single-family dwellings or flats ranging from one- to three-stories in height. Construction dates for buildings located on the subject block range from circa 1890 to 1962 , with most buildings constructed between 1895 and 1915. This is reflected in the architecture of the building stock, which includes examples of Italianate, Stick, Queen Anne (most common), vernacular and Edwardian era designs. Scattered examples of Mediterranean Revival style buildings are also present. Many of the oldest buildings have been altered to varying degrees, most frequently through the removal of ornament and the replacement of the original cladding. It should be noted that the blocks immediately surrounding the subject building have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Determination prepared by Timothy Clinton (dated 8 May 2013), information found in the Planning Department files, and research conducted on the Potrero Hill neighborhood, Preservation staff finds that the subject building is not eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

During the Spanish and Mexican periods in San Francisco, Potrero Hill was known as "Potrero Nuevo," or "new pasture," and was used primarily for livestock grazing. Beginning in the late 1860s, however, the waterfront area to the east of Potrero Hill was increasingly developed for industrial uses. By the early 1880s, the Potrero Point area featured the greatest concentration of heavy industrial plants in California, including the Western Sugar Refinery, Arctic Oil Works and the San Francisco Gas Light Company. Largest of all was the Union Iron Works, which employed over 1,000 persons during the 1890s and was the largest shipyard on the West Coast until World War I. Many of the company's employees, which included metal workers, mechanics and shipwrights chose to live on Potrero Hill, and the neighborhood assumed a predominately working-class character.

The western slopes of Potrero Hill also adjoined the Mission District, which developed rapidly as a thriving streetcar suburb between the 1870s and the 1890s. As opposed to the concentration of heavy industry at Potrero Point, the Mission District was much more residential and commercial in nature, and its residents more socioeconomically diverse. Comparisons of historic maps issued in 1881 and 1891 (*Bancroft's Official Guide Map of City and County of San Francisco*) show that as the Mission District became increasingly built out, new development steadily encroached on the slopes of Potrero Hill. However, the 1891 map shows no concentrated development in the immediate vicinity of the subject block.

1136 De Haro Street was constructed as a part of the evolving development of the area during the late nineteenth century. The 1900 Sanborn map indicates that the subject block was approximately 20 percent built out, with all of the buildings concentrated toward the lower (southern) half of the block. The northern half of the block was completely undeveloped. Nearly all of these buildings were one story, wood-frame single-family dwellings. Water tap records show that most buildings in the immediate vicinity were connected for service by the Spring Valley Water Company between 1895 and 1900. However, the Sanborn map shows a wind mill and water tank immediately south of the subject building, indicating that other private water sources also existed in the area.

The 1905 Sanborn map shows essentially the same conditions, with relatively few new buildings constructed. By contrast, the 1914 Sanborn map indicates that the subject block was approximately 90 percent built out, overwhelmingly with single-family dwellings. This burst of development was almost certainly influenced by the 1906 Earthquake, which resulted in many residents relocating to areas outside the burned district. With its close proximity to unburned areas of the Mission District, the lower western slopes of Potrero Hill were quickly built up in the years following the disaster. By the 1910s, the adjacent South of Market neighborhood was also being rebuilt as a primarily industrial neighborhood, providing convenient access for residents of Potrero Hill to employment.

Scattered infill development occurred on vacant lots within the subject block through the 1920s, and there is also evidence of buildings being moved onto lots. This includes 2110 and 2112 23rd Street, both of which are flat-front cottages that were moved onto their lots sometime between 1915 and 1938. Similarly, 1142 De Haro Street, located immediately south of the subject property, also appears to have been moved onto its lot during this time period. Aerial photographs taken in 1938 indicate that except for two lots, the subject block was entirely built out by that time.

Considered as a whole, the development of the Potrero Hill neighborhood spans several decades, with most buildings constructed between the 1890s and the 1920s. This prolonged period of development does not appear to signify a singular or particularly significant event in the history of the City. While this development is associated with various factors, including the growth of waterfront industry, the expansion of the Mission District, and a burst of development after the 1906 Earthquake, the vicinity of 1136 De Haro Street does not convey clear and significant association with any of these events.

It is therefore determined that 1136 De Haro Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: **It is associated with the lives of persons important in our local, regional or national past.**
Water tap records provided with the Supplemental Information Form for Historical Resource Determination indicate that water service was connected to the house (then addressed as 1016 De Haro

Street) in August 1899 for "B. Erlandson." However, city directories show a Berger Erlandson residing at the subject building in 1895—likely shortly after the building's construction. Erlandson was a native of Sweden and worked as a joiner at the Union Iron Works. He lived at the property through at least 1900, and it appears that his brothers Carl and John Erlandson also lived nearby at 1021 and 1029 De Haro Street, respectively.

Based on information provided by the Supplemental Information Form for Historical Resource Determination and staff research, subsequent owners and occupants included Finnish immigrant Jacob A. Iso (carpenter) from circa 1900 to 1908; Edward Stanfors (seaman) and his wife Helen, also Finnish immigrants, from 1908 to 1925; Edward August Riek from 1925 to 1932; Elizabeth Hollenkamp (nee Riek) and Ernst Hollenkamp (sausage maker) from 1932 to 1965; Peter Hoagland in 1970; Douglas B. Cummings (writer) from 1972 to 1978; and Myra Lappin.

As a group, the owners and residents of 1136 De Haro Street illustrate the evolution of Potrero Hill as a primarily working-class neighborhood. However, none of the persons named above appear to be important to local, state or national history. It is therefore determined that 1136 De Haro Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
1136 De Haro Street was constructed circa 1895. In 1953 the building was re-clad with asbestos shingles and the windows on the primary façade were replaced. Considered as a whole, the subject building is utilitarian in nature and does not display high artistic values, nor does it feature unique materials or construction methods.

1136 De Haro Street also does not appear to relate to any potential historic district in the neighborhood. As discussed in this analysis, the neighborhood was primarily developed over a period spanning several decades and is characterized by a variety of architectural styles. Many buildings also show evidence of having been subsequently altered through the removal of original architectural ornament. Overall, the area lacks sufficient cohesion and integrity to qualify as a potential historic district.

It is therefore determined that 1136 De Haro Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 1136 De Haro Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a

property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

1136 De Haro Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

1136 De Haro Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

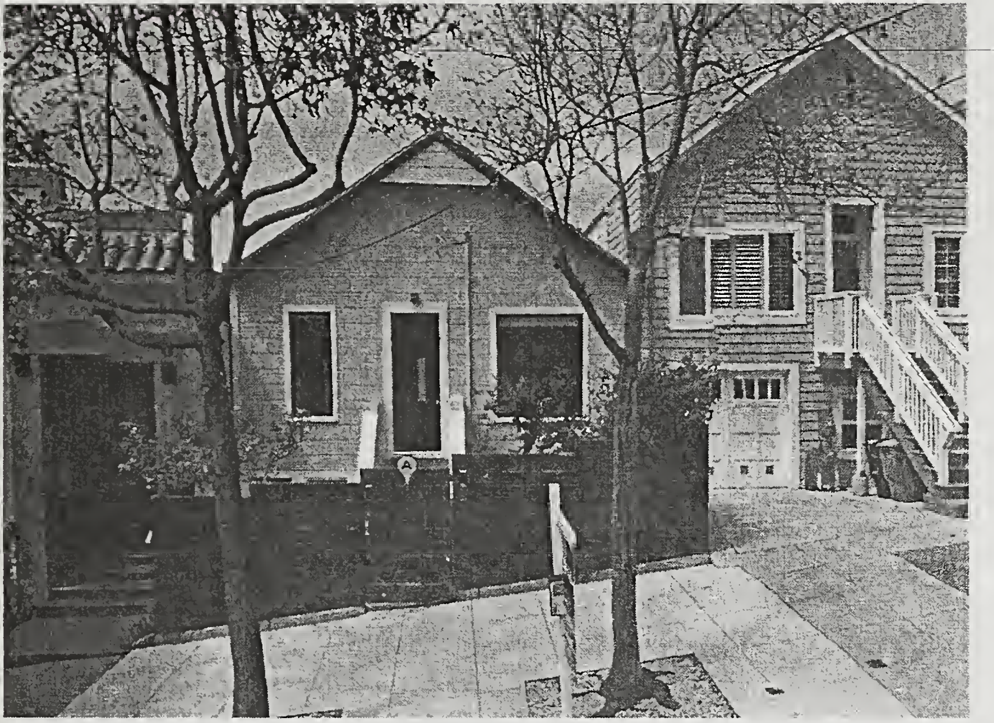
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Ta ________________ Date: 6-17-2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



1136 De Haro Street primary façade (Google Maps)

1136 De Haro Street satellite view (Google Maps)

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CEQA Categorical Exemption Determination

SAN FRANCISCO
PLANNING
DEPARTMENT

Property Information/Project Description

PROJECT ADDRESS 1640 Fulton ST	BLOCK/LOT(S) 1176/011

CASE NO. 2013.0631E	PERMIT NO.	PLANS DATED

☐ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MTP

05/30/13
per GIS database
Hist Res is the
only CEQA resou
that require
further
review

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☒ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:
GO TO STEP 5

☐ Project does not conform to the scopes of work:
GO TO STEP 5

☐ Project involves 4 or more work descriptions:
GO TO STEP 5

☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. Interior alterations to publicly-accessible spaces.

_______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ________________________________

____

*_______ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: 6/13/2013

** Attach Historic Resource Evaluation Report*

b. Other, please specify: ________________________________

____

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 JGL
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Jonathan G. Lammers
Planner's Signature

Date 6/20/2013

Jonathan Lammers
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	June 13, 2013
Case No.:	**2013.0681E**
Project Address:	**1640 Fulton Street**
Zoning:	RH-3 (Residential House, Three-Family) 40-X Height and Bulk District
Block/Lot:	1176/011
Date of Review:	June 13, 2013 (Part I)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 1640 Fulton Street, is located on a rectangular-shaped lot measuring 25 feet by 137.50 feet on the north side of Fulton Street between Central and Lyon Avenues in the Western Addition neighborhood. The property is located within an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story-over-raised-basement (with finished attic), single family, wood-frame residence constructed in 1892 per water tap records. Sanborn maps indicate the building originally comprised the eastern half of a duplex. The residence features Queen Anne style massing and is clad with rusticated stucco on the primary façade and horizontal wood siding in the rear. It is capped by a gable roof. A two-story curved structural bay is located toward the west end of the primary façade, with a narrower structural bay recessed along the western property line. The main entrance is located on the eastern side of the primary façade within an integral porch featuring an arched opening. Typical fenestration consists of double-hung wood-sash windows. Ornamental features include diamond-light sidelights at the entry and a turned wood balustrade fronting a second-story balcony.

Known alterations to the exterior of the property include the insertion of an integral garage and reconstruction of the entry stairs (1915); recladding the building with rusticated stucco (1929); installation of rear fire-escape balcony (1980); and the removal of a brick chimney (1986). Satellite views also show a one-story, flat-roofed addition in the rear of the building. Based on comparisons of Sanborn maps and historic aerial photos, this addition was made sometime between 1913 and 1938.

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (listed as 1900 by the San Francisco Assessor).

Neighborhood Context and Description

1640 Fulton Street is located in the San Francisco's Western Addition neighborhood, three blocks north of the Golden Gate Park Panhandle. Directly south of the Panhandle area is the Haight-Ashbury neighborhood. The area immediately surrounding the subject property is overwhelmingly residential, with commercial uses generally confined to corner stores. Nearly all buildings are three stories in height and are typically comprised of residential flats with a minority of single-family dwellings. Construction dates for buildings located on the subject block range from circa 1890 to 1999, with most buildings constructed between circa 1890 and 1905. This is reflected in the architecture of the building stock, which includes examples of Stick, Queen Anne and Edwardian era designs. A number of buildings on the subject block have been altered to varying degrees, most frequently through the removal of ornament and the replacement of the original cladding. In some cases these alterations have re-styled the buildings with Mediterranean Revival or Art Deco influences. It should be noted that the blocks immediately surrounding the subject building have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Determination prepared by Joram Altman (dated 9 May 2013), information found in the Planning Department files, and research conducted on the Panhandle area of the Western Addition, Preservation staff finds that the subject building is not eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

San Francisco's Western Addition was created in 1856 as the first major platted expansion to San Francisco's original city grid. At that time, Divisadero Street served as the City's western boundary. To the west lay the so-called "Outside Lands," a large undeveloped area encompassing all of what is today the Richmond and Sunset neighborhoods, as well as Golden Gate Park. Given San Francisco's rapid growth, a group known as the Outside Lands Committee was formed to gain legal title to lands within the city's path of expansion and to prepare the area for eventual development. The subsequent Outside Lands Ordinances, enacted during the late 1860s, helped settle land ownership disputes and allowed for the subdivision of new city blocks. The legislation also provided for the reservation of lands for public building sites, squares and parks—including Golden Gate Park, formally surveyed in 1870. Originally a larger area had been contemplated for Golden Gate Park, but claims by land squatters resulted in a narrower boundary at the park's eastern end, today known as the Panhandle.

Initially, Golden Gate Park consisted of little more than scrub and sand dunes, and the surrounding area was used primarily for farming and raising livestock. As the park began to take shape, however, real estate speculators and streetcar companies lobbied for the introduction of mass transit, and franchises were subsequently granted for several cable car lines connecting the park to more developed areas of the city. These included three lines opened by the Market Street Cable Railway Company: the Haight Street and McAllister Street lines, both opened in 1883; and the Hayes Street line opened in 1886. The powerhouse for the McAllister Street line was located one block west of the subject property, occupying a substantial portion of the block bounded by Fulton Street, McAllister Street, Masonic Avenue and Central Avenue.

The McAllister cable car line also offered connection to what were then San Francisco's largest burial grounds. These included Lone Mountain Cemetery, opened in 1854 between California Street, Geary Boulevard, Parker and Presidio Avenues. Prior to the creation of Golden Gate Park, the cemetery was frequently used as a picnic ground and, its popularity spurred the development of three additional cemeteries nearby during the 1860s: the Calvary, Odd Fellows and Masonic cemeteries. The southern edge of the Calvary Cemetery was three blocks north of the subject property, while the southeastern corner of the Masonic Cemetery was located one-and-a-half blocks west.

The introduction of mass transit touched off a sustained period of residential development in the Panhandle area, largely concentrated between circa 1890 and 1910. Developers and builders known to be active in the area include Robert Cranston, Hugh Keenan, Daniel Einstein, the Hinkel Brothers, the Cox Brothers, and Alexander Bailey. The first Sanborn Map Publishing Company fire insurance maps were produced for the area in 1889, and show a scattered development pattern. The subject block is shown as entirely vacant, while nearby blocks were approximately five to twenty percent developed. Residential development in the area increased significantly during the 1890s, due in part to the increasing popularity of Golden Gate Park, as well as other recreational attractions. These included one of San Francisco's most popular amusement parks, "The Chutes," which was located along Haight Street between Clayton and Ashbury Streets from 1895 to 1902.

1640 Fulton Street first appears on the 1899 map where it is shown as the eastern half of a duplex building constructed on a double-width lot (the western half of this duplex is no longer extant). The subject building was then addressed as 1620 Fulton Street. The surrounding block was approximately forty percent developed, primarily with two-story-over-raised-basement flats. Six year later, the 1905 Sanborn map shows sustained infill of the block, which by this time was approximately eighty percent developed. Two-story-over-raised-basement flats continued to predominate on the subject block, as well as the surrounding blocks. Based on returns from the 1900 Census, the area was then solidly middle class, consisting primarily of married couples with children.

The Panhandle area experienced another pulse of development following the 1906 Earthquake and Fire, which resulted in many residents relocating to areas outside the burned district. The 1913 Sanborn map shows the subject block as approximately ninety percent developed, with only three vacant lots remaining. Nearby, many blocks were similarly built out by this time. Despite this sustained period of development, however, many large parcels to the west remained vacant. In particular, the eight square blocks bounded by Fulton Street, Hayes Street, Masonic Avenue and Shrader Street were not developed until the 1910s and early 1920s. San Francisco block books show that much of this area had been controlled by mining magnate, James T. Treadwell, and presumably held as a real estate investment.

Considered as a whole, the build out of the northeast Panhandle area in the vicinity of the subject building represents a cohesive development pattern concentrated during the last decade of the 19th century and the first decade of the 20th century. In this respect, the subject block appears significant for its association with city planning and neighborhood development. This includes the opening of the Western Addition, the development of Golden Gate Park, and the development of the Panhandle area as a Victorian streetcar suburb. The dates of construction for the local building stock convey a clear and significant association with these events.

Prior Historic Resource Evaluation Responses prepared by Planning Department staff have noted a concentration of intact, similarly aged properties in the vicinity that were determined to be a potential historic district. This area has not been formally studied, but the boundaries of this potential district were found to include properties located approximately between Turk Street on the north, Divisadero Street on the east, Masonic Avenue on the west, and Fell Street on the south. This potential district also continues west of Masonic Avenue along Fell Street and Hayes Street.

1640 Fulton Street is one of many buildings on its block which have experienced prior alterations that replaced the original cladding and removed character-defining ornament. On the whole, Planning staff finds that the subject building does not retain sufficient integrity to qualify for individual listing on the California Register, nor does it contribute to a potential historic district. Approximately half of all building on the subject block have experienced alterations that have diminished the area's integrity of design, materials, workmanship and feeling. Overall, the northern side of the 1600 block of Fulton Street lacks sufficient cohesion and integrity to qualify as a potential historic district. However, this finding does not preclude determining individual properties to be historic resources. Additionally, a grouping of buildings on the south side of Fulton Street in Assessor's Block 1185, including 1611 through 1643 Fulton Street, does retain sufficient integrity to qualify as a potential historic district.

It is therefore determined that 1640 Fulton Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
Based on information provided with the Supplemental Information Form for Historical Resource Determination, water service was connected to the house in 1892 for "J [sp?] McClure." The 1894 block book shows ownership by Hannah McClure. Based on additional research in U.S. Census, city directories and historic newspapers, the property was constructed for Pemuel and Hannah McClure. During the early 1890s, Pemuel McClure was affiliated with McClure, Fitch & Company, a real estate firm. The building was most likely constructed as a speculative investment and as an income property. Early

residents include William Dodire (cashier Bohemian Club) and Jerome Watson (manager) in 1895, and Ernest H. Palmer (manager American Type Founders Co.) in 1897.

Between circa 1901 and 1906 the property was owned by L. D. Purdy (clerk, Southern Pacific) and Helen Purdy. Between 1907 and 1909 it was owned by Thomas Barnett (butcher), and from 1912 to 1920 by Aaron M. Rude (merchant). The longest-term owners were Fishel Zucker (underwear manufacturer) and Annie F. Zucker, who owned the property from 1920 to 1952. Subsequent owners include Organ Allen (cook) and Geraldine Allen.

As a group, the owners and residents of 1640 Fulton Street illustrate the evolution of the Panhandle area as a predominately middle-class neighborhood. However, none of the persons named above appear to be important to local, state or national history. It is therefore determined that 1640 Fulton Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
1640 Fulton Street was constructed in 1892. As previously discussed, the building was originally the eastern half of a duplex. The western half was replaced by a four-story residential flats building in 1987. Known alterations to the building include the insertion of an integral garage, recladding the primary façade with rusticated stucco, the removal of a brick chimney, and a rear addition.

The building retains its original Queen Anne style massing, but the majority of the building's original ornament was removed when it was re-clad with stucco. Based on information included with the Supplemental Information Form for Historical Resource Determination, the property's original cladding and ornament were likely similar to 406 Central Street, located three-and-a-half blocks to the south.

The removal of the wing that comprised the original western half of the duplex has also compromised the building's ability to fully convey its original identity. Considered as a whole, the subject building has lost much of its integrity of design, materials and workmanship and does not qualify for individual listing in the California Register under Criterion 3.

1640 Fulton Street also does not appear to contribute to any potential historic district. As discussed in this analysis, many buildings on the subject block have experienced prior alterations which replaced the original cladding and removed character-defining ornament. Overall, the northern half of the 1600 block of Fulton Street lacks sufficient cohesion and integrity to qualify as a potential historic district.

It is therefore determined that 1640 Fulton Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 1640 Fulton Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

1640 Fulton Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

1640 Fulton Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

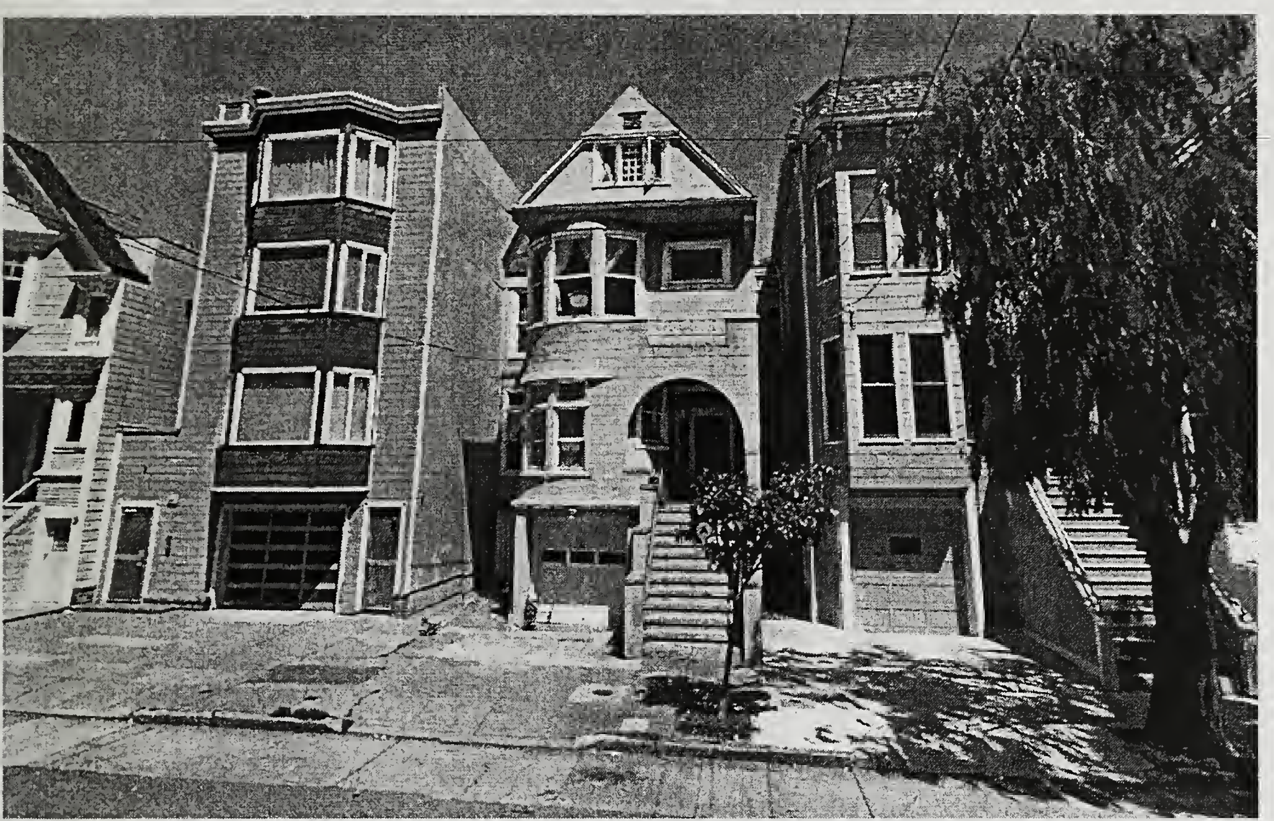
☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

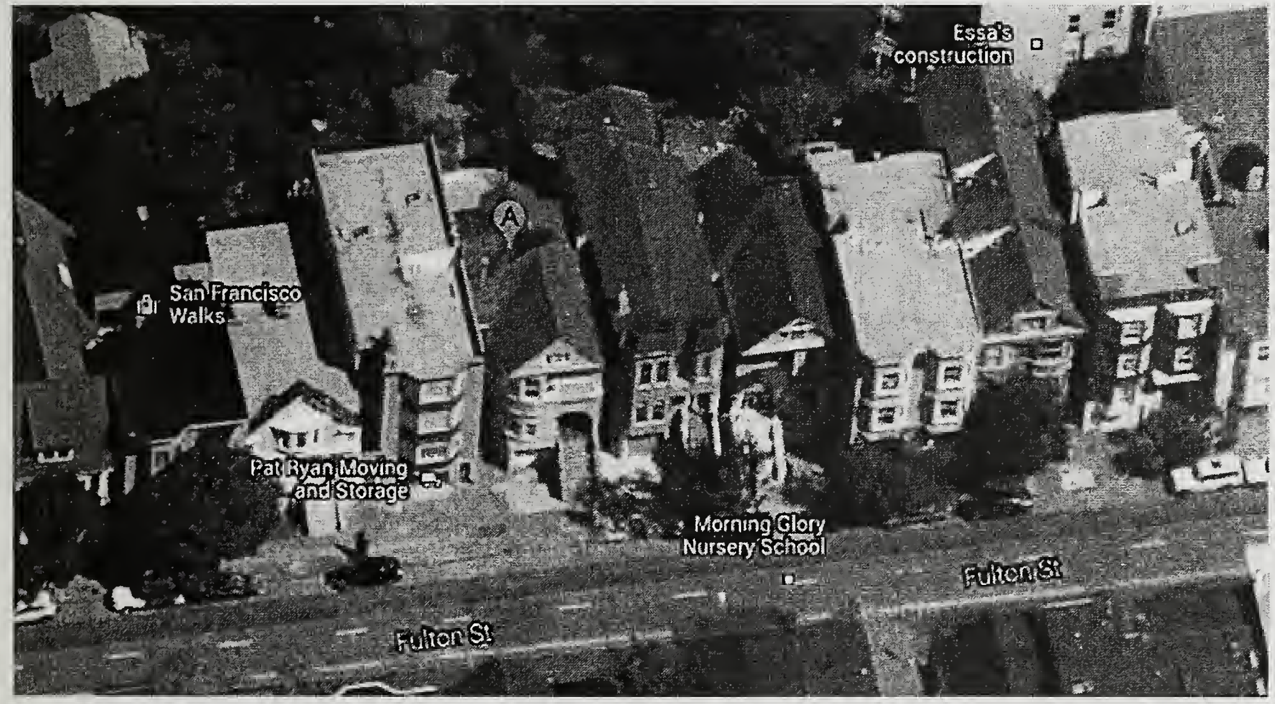
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 6-13-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



1640 Fulton Street primary façade (Google Maps)



1640 Fulton Street satellite view (Google Maps)

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2013.0242E**
Project Title:	**711 Van Ness Avenue**
Zoning:	RC-4 (Residential – Commercial, High Density) District Downtown/Civic Center Neighborhood Van Ness and Van Ness Automotive Special Use Districts 130-V Height and Bulk District
Block/Lot:	0743/203
Lot Size:	21,980 square feet
Project Sponsor:	Steve Wolmark, (415) 421-8200
Staff Contact:	Kei Zushi, (415) 575-9036 kei.zushi@sfgov.org

GOVERNMENT
DOCUMENTS DEPT
J[illegible]
SAN FRANCISCO
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PROJECT DESCRIPTION:

The proposed project consists of an interior remodel of the existing 77.3-foot-tall, five-story, 142,538-square-foot (sf), commercial building, which was built in 1984. It would entail a change-of-use on the second through fifth floors, totaling 91,989 sf in area, from a general office use to a medical service office. The proposed medical service office would include an ambulatory surgery facility, optical shop, optical diagnostics facility, and physician offices. The ambulatory surgery facility would conduct surgical procedures on an out-patient basis only with no overnight stay. No emergency services would be provided by the proposed medical service office.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a) and (c)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

SARAH B. JONES
Acting Environmental Review Officer

June 24, 2013
Date

cc:	Steve Wolmark, Project Contact	Historical Preservation List
	David Lindsay, NW Quadrant	Bulletin Board
	Supervisor London Breed	M.D.F

PROJECT DESCRIPTION (continued):

Steven Wolmark, Project Sponsor's representative, has indicated that of the 91,989 sf on the second through fifth floors proposed to be converted to a medical service office, 36 percent (approximately 33,505 sf) is currently used as office and 64 percent (approximately 58,484 sf) has been vacant since June 2011.[1] The existing building currently contains a bank on the ground floor, approximately 7,281 sf in area,[2] and a three-level underground parking garage, totaling 43,268 sf in area, providing a total of 122 off-street parking spaces.

The project would also entail: 1) reconfiguration of a portion of the existing parking garage to provide an additional 12 parking spaces, resulting in a total of 134 parking spaces provided in the building; 2) installation of a pedestrian canopy over the ground-floor-level façade along Van Ness Avenue; 3) construction of a new entrance at the second floor level on the Larch Street façade; 4) removal of two existing on-street parking spaces within Larch Street and construction of a new patient drop-off area and a cross walk within Larch Street, adjacent to the proposed Larch Street entrance; and 5) installation of an emergency generator near the southwestern corner of the existing building on the mezzanine level for the ambulatory surgery facility. The proposed generator would be 125kw, diesel- driven, Tier 4 compliant and comply with the applicable air quality standards set by the California Air Resources Board (CARB) and the Bay Area Air Quality Management District (BAAQMD). The final location of the exhaust for the generator has not been determined. The generator would either be exhausted from the garage along the Turk Street façade or from the roof.

The proposed project would not change the total floor area or the height of the existing building. The project would involve no excavation or grading. The existing building is located on a 21,980-sf, irregularly-shaped parcel at the northwest corner of Van Ness Avenue and Turk Street in the Downtown/Civic Center neighborhood of San Francisco. Due to the slope of the lot, the Turk Street side of the building is considered to be the ground floor of the building while the Larch Street side is approximately at the second floor. The building is not considered an historic resource for the purposes of CEQA.

REMARKS (continued):

Traffic

The proposed project would change the use on the second through fifth floors of the building, totaling 91,989 sf in area, from general office to medical service office. It is anticipated that the occupancy load for the proposed medical service office would be similar to that of the current office use. Based on Table 1004.1.1 of the 2007 California Building Code, which addresses occupancy loads for various land uses, the maximum floor area allowances per occupant are 100 sf for both business areas (i.e., offices) and institutional areas, outpatient areas. Thus, the traffic volume resulting from the proposed medical service office would be similar to that resulting from the current office use.

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[1] Steven Wolmark, SKS Investments, Project Sponsor's Representative. *Email to Kei Zushi, San Francisco Planning Department, Existing Office Use: 711 Van Ness Ave.*, June 14, 2013. This email is available for review as part of Case File No. 2013.0242E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[2] The EE Application for this project indicates that this 7,281-sf tenant space may continue to be used as the financial service use or be changed to another permitted use such as retail or medical office. Any future changes to the tenant space may require further environmental review and would be subject to subsequent approval by the Planning Department.

In accordance with the Planning Code Section 151, which addresses parking requirements for various land uses, one off-street parking space is required for every 300 sf of the proposed medical service office (307 spaces required for the proposed 91,989-sf medical service office) while one off-street parking space is required for every 500 sf of office use (184 spaces required for the existing 91,989-sf office use). This generally indicates that the medical service use is considered to generate a higher volume of vehicular traffic than does the existing office use. However, this increase in the traffic volume is not considered substantial for the purpose of CEQA.

As the existing building provides only 122 off-street parking spaces, the existing building would not meet the above parking requirements even with the additional 12 parking spaces proposed to be provided as part of this project. Therefore, the proposed change in use would increase the non-conformity relative to the parking requirements. Because of this, the project sponsor seeks approval for a parking reduction concerning the parking requirement shortfall. From the perspective of CEQA, however, regardless of whether or not the parking reduction request is approved, the proposed change in use would not result in a significant impact with respect to parking. If a project continues to fall short of the *Planning Code*-required parking spaces, it is generally not considered a significant parking impact for the purposes of CEQA.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts cause by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternative to auto travels (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking) would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Polices, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e., walking, biking, transit, or taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor.

At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. Additionally, the project site is well served by public transit and bicycle facilities. The project area is well-served by local public transit (Muni lines 05, 16A, 16B, 19, 31, 38, 38L, 47, 49, and 90), bicycle lane 25 within Polk Street, and bicycle route 20 within McAllister Street, which provide alternatives to auto travel. Any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays are created.

In summary, the proposed project would not result in a substantial parking deficit and create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, parking impacts would be less than significant.

The proposed project also involves the removal of two existing on-street parking spaces on Larch Street and construction of a new patient drop-off area and a cross walk within Larch Street. Larch Street is a one-lane, one-way westbound alley. This portion of the project would require review and approval by the San Francisco Municipal Transportation Agency (SFMTA) prior to commencement of on-site work. Temporary closure of Larch Street or any necessary rerouting of traffic, if required by SFMTA, would be implemented under the supervision of SFMTA.

In light of the above, the project would not result in a significant transportation impact.

Air Quality Impacts

Operational Impacts

The proposed project would change the use on the second through fifth floors of the building, totaling 91,989 sf in area, from office to a medical service office. It is anticipated that the occupancy load for the proposed medical service office would be similar to that of the current office use. Based on Table 1004.1.1 of the 2007 California Building Code (CBC), which addresses occupancy loads for various land uses, the maximum floor area allowances per occupant are 100 sf for both business areas (i.e., offices) and institutional areas, and outpatient areas. Thus, the traffic volume resulting from the proposed medical service office would also be similar to that resulting from the current office use. As mentioned above, the proposed medical service use is required to provide more off-street parking spaces than the existing office use. This generally means that the medical service use is considered to generate a higher volume of vehicular traffic than does the existing office use. However, this level of increase in the traffic volume would not result in a substantial air quality impact.

The proposed project includes installation of a back-up generator, which is considered a new stationary source. The generator would be 125kw, diesel driven, Tier 4 compliant and conforming to CARB and

BAAQMD air quality standards. This back-up generator would be used only in periods of power outages to provide power only to the ambulatory surgery facility.[3] Emergency generators are regulated by the BAAQMD through their New Source Review (Regulation 2, Rule 5) permitting process. The project applicant would be required to obtain applicable permits to operate an emergency generator from the BAAQMD. Although emergency generators are intended only to be used in periods of power outages, monthly testing of the generator would be required. The BAAQMD limits testing to no more than 50 hours per year. Additionally, as part of the permitting process, the BAAQMD would limit the excess cancer risk from any facility to no more than ten per one million population and requires any source that would result in an excess cancer risk greater than one per one million population to install Best Available Control Technology for Toxics (TBACT). The project site is not within an air quality hot spot.[4] Based on the above, the proposed back-up generator would not result in a significant operational air quality impact.

In light of this above, the proposed project would not result in a significant operational air quality impact.

Construction Impacts

The proposed work could temporarily raise dust levels in the project vicinity. The San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and avoid orders to stop work by the DBI. The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from the DBI. The Director of DBI may waive this requirement for activities on sites less than one half acre that are unlikely to result in any visible wind-blown dust. These regulations and procedures set forth by the San Francisco Building Code would ensure that potential dust-related air quality impacts would be reduced to a level of insignificance. In addition, the DBI would also review plans with regard to potential fire hazards. Based on this above, the proposed project would not result in a significant construction air quality impact.

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[3] Steve Wolmark, Project Sponsor's representative. *Email to Kei Zushi, San Francisco Planning Department, Generator: 711 Van Ness Ave.*, May 16, 2013. This email is available for review as part of Case File No. 2013.0242E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[4] In an effort to identify areas of San Francisco most adversely affected by sources of toxic air contaminants (TACs), the San Francisco Planning Department and the San Francisco Department of Public Health (DPH) have partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "air quality hot spots" were identified based on two health-protective criteria: 1) excess cancer risk from the contribution of emissions from all modeled sources > 100 per one million population; or 2) cumulative $PM_{2.5}$ concentrations > 10 micrograms per cubic meter ($\mu g/m^3$). Land use projects within these air quality hot spots require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

Exempt Status

The proposed project would involve minor interior and exterior alterations to the existing building. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption for interior and exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. Therefore, the proposed alterations would be exempt under Class 1.

The proposed project would also involve the removal of two existing on-street parking spaces within Larch Street and construction of a new patient drop-off area and a cross walk within Larch Street. CEQA State Guidelines Section 15301(c), or Class 1, provides an exemption from environmental review for minor alteration of existing public streets. Therefore, the proposed alteration would also be exempt under Class 1.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

For the purpose of reviewing change of use applications under CEQA, if a tenant space has been unoccupied for two or more years, the use that had occupied the tenant space is generally considered to have been abandoned and ceased. According to Steve Wolmark, Project Sponsor's representative, 64 percent of the subject tenant space (approximately 58,484 sf) has been vacant since June 2011 while 36 percent (approximately 33,505 sf) of the subject tenant space is currently used as office. Therefore, in analyzing the potential impacts resulting from the proposed change in use, the entire tenant space subject to this application (91,989 sf) is considered to be currently occupied by office use for the purpose of this CEQA review.

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Information:
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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2013.0480E**
Project Title:	**251-253 Missouri Street**
Zoning:	RH-2 (Residential – House, Two Family) Use District 40-X Height and Bulk District
Block/Lot:	4002/017A
Lot Size:	2,469 square feet
Project Sponsor:	Kelly Condon, Kelly Condon Design (415)240-8328
Staff Contact:	Laura Lynch – (415) 575-9045 Laura.lynch@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes interior renovations and a 971 square foot (sq. ft.) horizontal/vertical addition to an existing 4,621 sq. ft., two unit residence built prior to 1900. The proposed project would result in a 5,592 sq. ft., two unit residence. The project work would involve excavation behind the garage to create additional area for the lower unit, which will occupy the first two stories. The project would also include the reshaping of the rear roof to increase the ceiling height of the existing attic. There would be no increase in overall height of the building since the rear roof is lower than the existing height of the residence.

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah Jones
Acting Environmental Review Officer

June 26, 2013
Date

cc: Kelly Condon, Project Sponsor
Rich Sucre, Current & Preservation Planner
Malia Cohen, District 10
Historic Preservation Distribution List
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION (continued):

The project is located within the Potrero Hill neighborhood on the east side of Missouri Street between Mariposa and 18th streets. Other proposed project improvements include removal and replacement of the existing deck, reconfiguration of front and rear stairs, interior renovations of all living spaces and garage, and the alteration the front façade (per 1969 permit). The project requires a building permit.

REMARKS:

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 251-253 Missouri is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. The Planning Department's Preservation staff evaluated the subject property and determined the existing structure on the project site is not a historical resource as defined by CEQA.[1]

The structure at 251-253 Missouri Street was constructed prior to 1900. Planning Department records show that the building was not inhabited by any person(s) of significance (Criterion 1) and no significant events occurred on the site (Criterion 2). The building is not a good representative of its style as a result of previous renovations, thus the property is not a historic resource in regards to architecture (Criterion 3). The proposed project at 251-253 Missouri Street underwent Preliminary Archeological Review (PAR) by Planning Department staff archeologists, who determined that there would be no effect on archeological resources as a result of the project;[2] therefore the project is not significant in regards to Information Potential (Criterion 4). The building is not eligible for the California Register as an individual resource.

The building at 251-253 Missouri Street was constructed prior to 1900 and appears to be extensively altered from its original design and construction, as demonstrated in a 1969 Building Permit Application No. 36881[3] which called for the removal of the living room windows and installation of one large window within a rectangular area. Additional alterations include replacement of the original wood-sash windows with non-historic, aluminum-sash windows, and façade alterations, which removed some of the original Victorian-era detailing. Therefore, the subject property at 251-253 Missouri Street does not appear to be a historic resource, because it has lost its integrity.

---

[1] San Francisco Planning Department, *Preservation Team Review Form, 251-253 Missouri Street,* April 29, 2013. This form is summarized and apart of the case number 2013.0480E and can be reviewed at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

[2] Laura Lynch, *Memo to File: Case Number 2013.0480E Re. No Effects on Archeological Resources,* May 31, 2013. This memorandum is part of the case number 2013.0480 and can be reviewed at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA.

[3] San Francisco Department of Building Inspection official copy of building permits for 251-253 Missouri Street. This information is part of the case number 2013.0480E and can be reviewed at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

In conclusion, the property at 251-253 Missouri Street is not eligible for the California Register either as an individual resource or as part of a historic district and is not considered a historical resource for purposes of CEQA. Therefore, the proposed project would have no significant impact on on-site or off-site historic resources.

Hazardous Materials

Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.[4] The proposed project would involve excavation behind the existing garage on the project site, potentially releasing serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.[5] To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,[6] and are enforced by the Bay Area Air Quality Management District (BAAQMD).

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

Exemption Class. Under CEQA State Guidelines Section 15301 (e)(2), and Class 1(e)(2), additions to existing structures of up to 10,000 sq. ft. are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 4,621 sq. ft. floor area by 971 sq. ft. to 5,592 sq. ft., substantially less than 10,000 sq. ft. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

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[4] Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

[5] California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: http://www.arb.ca.gov/toxics/Asbestos/1health.pdf. Accessed April 15, 2013.

[6] California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

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Case No.:	**2013.0480E**
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26/13

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah Jones
Acting Environmental Review Officer

June 26, 2013
Date

cc: Kelly Condon, Project Sponsor
Rich Sucre, Current & Preservation Planner
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PROJECT DESCRIPTION (continued):

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REMARKS:

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[4] Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

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Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 4376 24th ST	BLOCK/LOT(S) 2829 | 010

CASE NO. 2013.0310E	PERMIT NO. 2013.0116.8070 2013.0116.8071	PLANS DATED 3/4/2013

☐ Addition/ Alteration (detailed below)
☒ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☒ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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_______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

_______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP ✓
03/19/13

per GIS database only Hist Pres review is required

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not** listed: **GO TO STEP 5**

☐ Project **does not conform** to the scopes of work: **GO TO STEP 5**

☐ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

*______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: PTR form 6/26/13

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 ______ *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:
(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A Hilyard
Planner's Signature

6/28/2013
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

OF THE CITY

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	6/26/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	4376 24th Street	
Block/Lot:	Cross Streets:	
2829/010	Hoffman Ave and Homestead Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.0310E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/4/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by Tim Kelley Consulting (dated February 2013) , the subject property at 4376 24th Street contains two buildings: a two-story-over-garage wood frame single family residence designed in a stripped Italianate architectural style at the front of the property and a two-story wood frame single family cottage designed in a vernacular architectural style at the rear of the property. According to Tim Kelley Consulting, the front building was constructed in 1896 and the rear building was constructed in 1925 as a garage (Assessor records incorrectly list the construction date of the subject property as 1903).

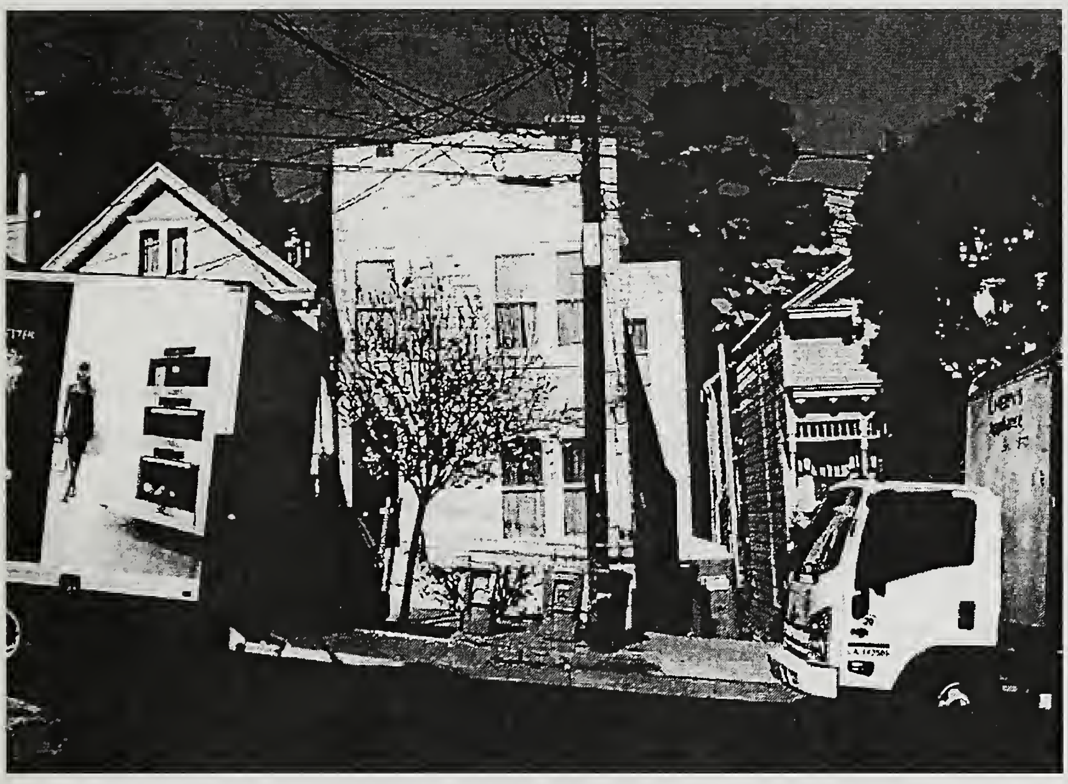
Permit records and historic photographs indicate that the subject property underwent major alterations over time that stripped the Italianate detailing from the primary facade, including the removal of the characteristic angled bay window and projecting cornice. Permitted alterations to the front building include: insertion of a garage in 1924, enclosure of the porch in 1926, changing the gable roof to a flat roof in 1929, and installation of aluminum siding in 1961. Permitted alterations to the rear building include: a vertical addition in 1925.

The subject property has experienced major alterations and does not retain historic fabric. The property is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

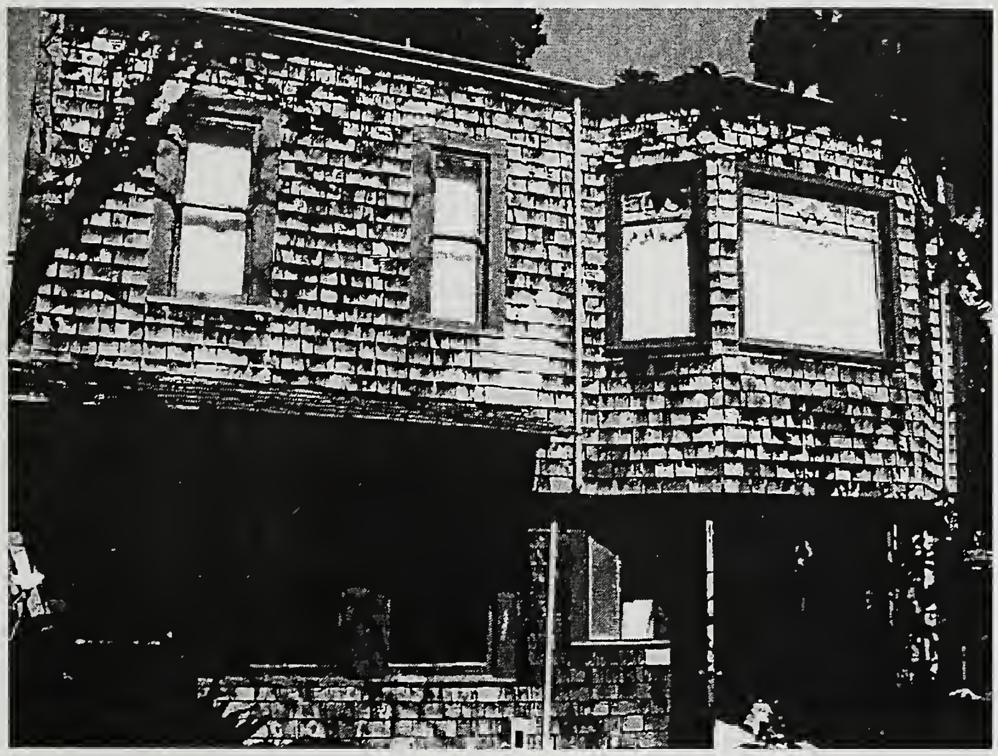
Tim Kelley Consulting conducted a three block survey of the surrounding area to determine if a historic district exists in the vicinity. Although clusters of late-19th and early-20th century residential building have been identified as potential historic districts in Noe Valley, the subject block lacks cohesion and features construction dates ranging from pre-1900 to 1930s with a few modern buildings dispersed. The area lacks cohesion and does not appear to contain a historic district.

Therefore, 4376 24th Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-27-2013



Front building, 4376 24th Street, looking north. Image courtesy of Tim Kelley Consulting.



Rear building, 4376 24th Street, looking northeast. Image courtesy of Tim Kelley Consulting.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 4069 25th ST

BLOCK/LOT(S): 6548/032

CASE NO.: 2013.0173E

PERMIT NO.:

PLANS DATED:

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

02/14/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not** listed: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more work** descriptions: GO TO STEP 5

☐ Project involves **less than 4 work** descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______________________________

____

* _______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: 6/20/2013

** Attach Historic Resource Evaluation Report*

b. Other, please specify: ______________________________

____

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 _______
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

6/28/13
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	June 20, 2013
Case No.:	**2013.0173E**
Project Address:	**4069 25th Street**
Zoning:	RH-2 (Residential – House, Two-Family) 40-X Height and Bulk District
Block/Lot:	6548/032
Date of Review:	June 20, 2013 (Part I)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property at 4069 25th Street is located on a rectangular-shaped lot measuring 25 ft x 114 ft on the south side of 25th Street between Noe and Sanchez Streets in the Noe Valley neighborhood of San Francisco. The property is located within RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a 1-1/2-story-over-garage, single-family, wood-frame residence constructed in 1897. The residence is designed in the Queen Anne architectural style and notable historic features include: diamond shaped shingles in the attic gable, ornamental arches porch screen, turned balustrades and dentiled cornice and entablature between first and attic stories, wood stairs (reconstructed), horizontal wood siding (original siding covered by aluminum siding. Known alterations to the exterior of the property include: raising the roof by four feet to add rooms (1918, the garage was likely added at this time); covering the existing wood siding with aluminum siding on the front façade (1964); rebuilding of the front and rear stairs in-kind (1974); replacement of 10 aluminum windows (1988). Undocumented alterations include the insertion of a wood garage door, replacement of the original wood sash windows on the front façade, construction of a gabled roof vertical addition clad in wood board siding.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1897, incorrectly listed as 1905 by the Assessor).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe.

The land was granted to Noe by Mexican governor Pio Pico in 1845. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition.

During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police the ranchos were high, costs to litigate rancho claims were high, and a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands to William Cary Jones for $200,000 to pay off his debts.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel, from Jones in 1852. During Horner's ownership the neighborhood was platted and street names were assigned. Horner's land speculation was short lived as he defaulted on his mortgage during the economic downturn of 1857 - 1859. French financier Francois Louis Pioche, owner of both the Market Street Railway and the Spring Valley Water Company, acquired Horner's land holdings. Though a successful businessman, Pioche got in over his head with Horner's Addition and was convicted of defrauding investors and ended up committing suicide in 1872 in a hotel room. Following Pioche's death, Horner's Addition fell into the hands of a French bank, which began selling it off as individual parcels.

Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys. Development in the neighborhood was spurred by the extension of the Market Street Railway into the neighborhood in 1887.

Because Noe Valley was spared in the aftermath of the 1906 Earthquake and Fire, settlement in these neighborhoods boomed as Earthquake refugees settled in the area during the reconstruction period (1906 - 1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian decent. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. Noe Valley's primary development period was from 1880 - 1920, though its higher more remote locations remained undeveloped until the middle of the century which resulted in clusters of mid-century development scattered throughout its higher elevations.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values, the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

4069 25th Street is located on a residential block that is defined by, single-family and multi-family, dwellings that are one-over-basement to three-stories in height and articulated in a variety of architectural styles. Most of the buildings have ground floor garage entrances. In general, the buildings retain their overall general form and massing, and some buildings have been stripped of their period detailing. Most are modest structures with restrained levels of ornamentation and are unremarkable in their detailing. There are some more elaborately detailed and intact examples of Victorian-era cottages scattered throughout the subject block. It should be noted that the immediate blocks surrounding the site have not been formally surveyed and that there are no adopted Historic Districts located nearby.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Kate Stoia and information found in the Planning Department files, Preservation staff finds that the subject building is not eligible for inclusion on the California Register under any criteria.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in 1897, the subject property represents early development within the Noe Valley neighborhood. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Research presented in the Supplemental Information Form for Historical Resource Evaluation and information found in Planning Department files does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Records indicate that the original property owner was D.M. Sullivan, who was listed as the original owner on the water tap record. Subsequent owners included John Luce, Emma M. Luce, and other members of the Luce family, Samuel and Rosalie Ortega and other members of the Ortega family.

Records show that none of the persons associated with the building are important to the local, regional or national past. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4069 25th Street consists of a 1-1/2-story-over-garage, single-family residence constructed in 1897. The simple wood-frame building is modest in its appearance and has undergone several alterations over time, including a vertical addition, window replacement and recladding of the primary façade.

Based on the information provided in the Supplemental Information Form and Planning Department records, the subject property is not eligible for individual listing in the California Register under Criterion 3 (Architecture). As a single-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a Queen Anne cottage, and does not embody any notable characteristics, which distinguish the building as historically significant. The building has experienced a few alterations over time (including a vertical addition and recladding), and no architect was uncovered.

The property also does not appear to be located within a potential historic district. While there are groups of well-maintained Victorian era buildings in Noe Valley, the subject block is characterized by a wide range of early, mid and late 20th century buildings, many of which have been stripped of their period detailing. The subject block as a whole lacks cohesion. Therefore, the property does not appear to be located within a historic district.

Therefore, 4069 25th Street is not eligible under Criterion 3 individually or as part of a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
    - ☐ Individually-eligible Resource
    - ☐ Contributor to an eligible Historic District
    - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

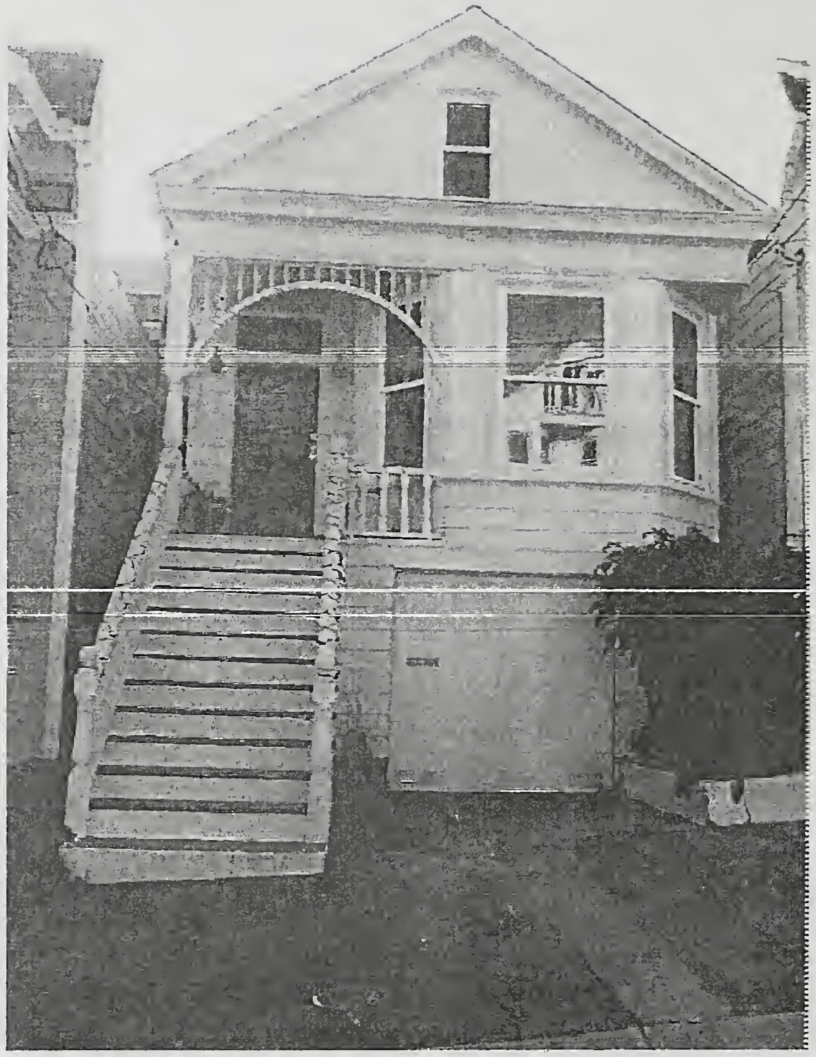
Signature: ______________________
Tina Tam, *Senior Preservation Planner*

Date: 6-28-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Doug Vu, Project Planner

GH: G:\Documents\HRER\4069 25th Street\4069 25th Street HRER_Part I.doc

IMAGES



4069 25th Street looking south. Courtesy of Karen Stoia.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 86 - 88 Frederick St	BLOCK/LOT(S) 1256-020

CASE NO. 2013.0328E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

13 ☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

Request for reclass & changes to facade only.

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 M.P. 03/21/13

Per GIS database the only potential CEQA resource analysis required is Hist Pres.

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed: **GO TO STEP 5**

☐ Project does not conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. **Project involves a Known Historical Resource** (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
2. **Interior alterations to publicly-accessible spaces.**
3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*
8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

   Specify:

* 9. **Reclassification of property status** to Category C

   a. Per Environmental Evaluation Evaluation, dated: 6/26/2013 PTR form

   ** Attach Historic Resource Evaluation Report*

   b. Other, please specify:

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.*

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

Date 6/28/2013

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

86, 88 Frederick St
03/21/13

SAN FRANCISCO
PLANNING DEPARTMENT

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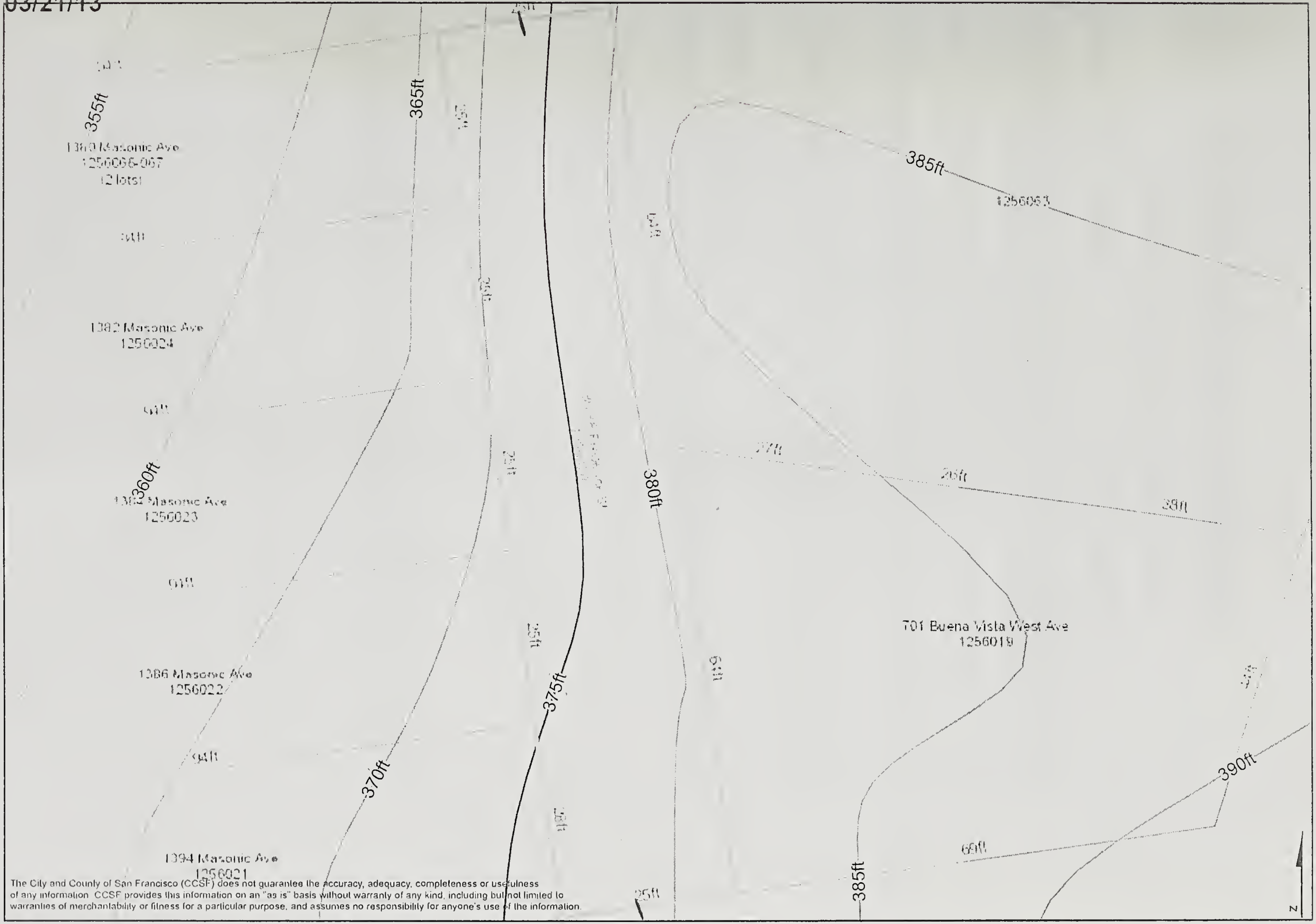

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Printed: 21, March 2013

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	6/26/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	86-88 Frederick Street	
Block/Lot:	Cross Streets:	
1256/020	Buena Vista Avenue West and Masonic Ave	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.0328E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	03/04/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by Seth Pare-Mayer (dated March 5, 2013) , the subject property at 86-88 Frederick Street contains a 2-1/2-story-over-garage multi-family residence designed in the Streamline Moderne architectural style. According to Assessor records, the subject property was constructed in 1912; however, Sanborn Fire Insurance maps and building permits indicate that the original building was constructed sometime prior to 1905 and heavily altered in 1940.

Permit records and historic aerial photographs indicate that the subject property underwent facade alterations in 1940 that altered the building to its current appearance as a Streamline Moderne style residence. This alteration involved the removal of all exterior facade materials, possibly a vertical addition, installation of a garage door, and interior remodeling. As a result of these changes, the building does not retain integrity to its original appearance as an early 20th century residence. The rear facade retains some historic materials that indicate the former appearance of the building, which featured a prominent gable roof and central angled bay window on the front facade.

The building has experienced major alterations and is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The property is located just west of Buena Vista Park. A historic district has been identified on the east side of Buena Vista Park, however, no historic districts have been identified on the west side of the park. The subject property is not located within the boundaries of any identified historic districts. The subject block lacks cohesion and no historic district appears to be present.

Therefore, 86-88 Frederick Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-27-2013

1128 LEGION AVENUE
NAPA, CA 94559

GRANDY RESIDENCE
86, 88 FREDERICK STREET
SAN FRANCISCO, CA 94117

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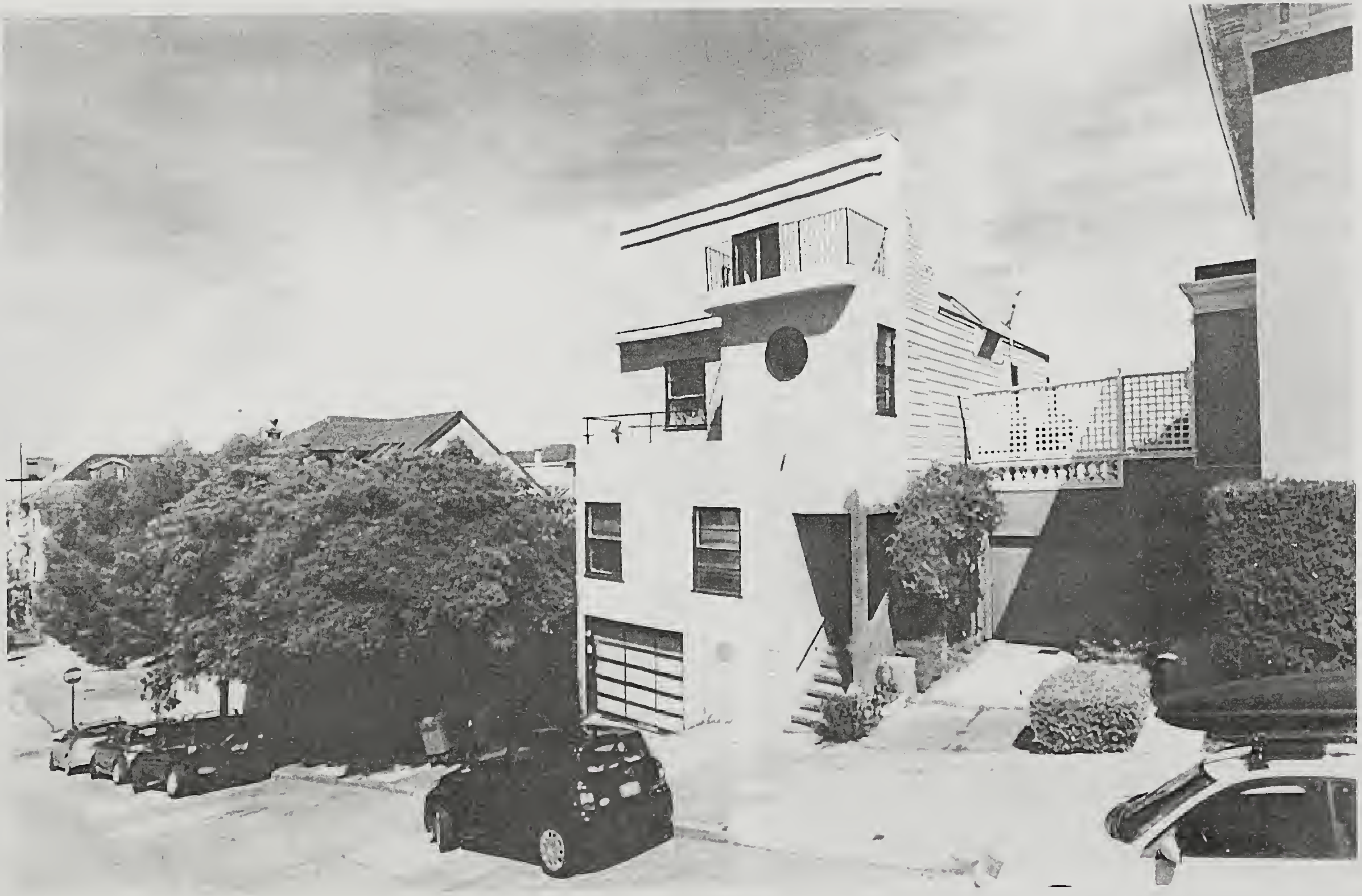
DATE: 03.04.13



EXISTING FACADE - VIEW 1

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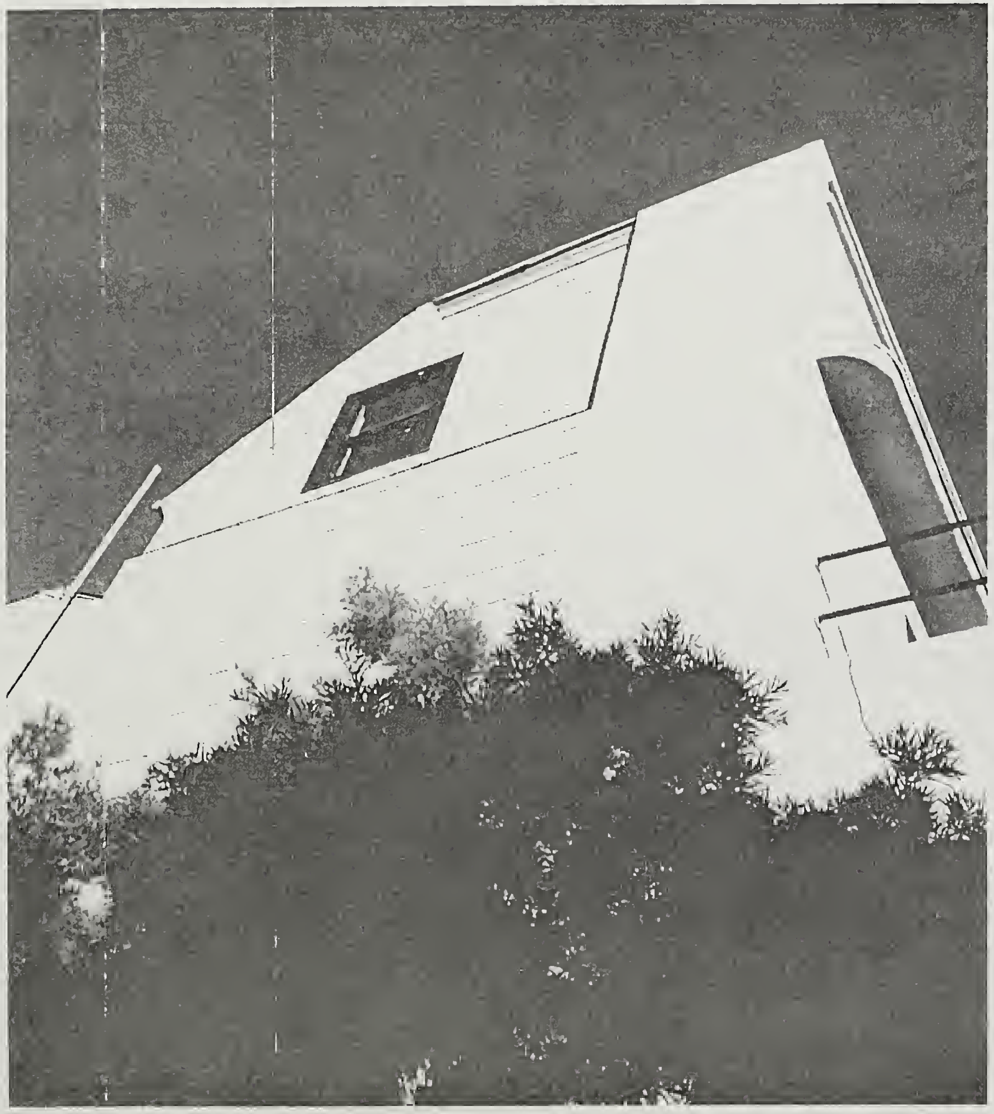
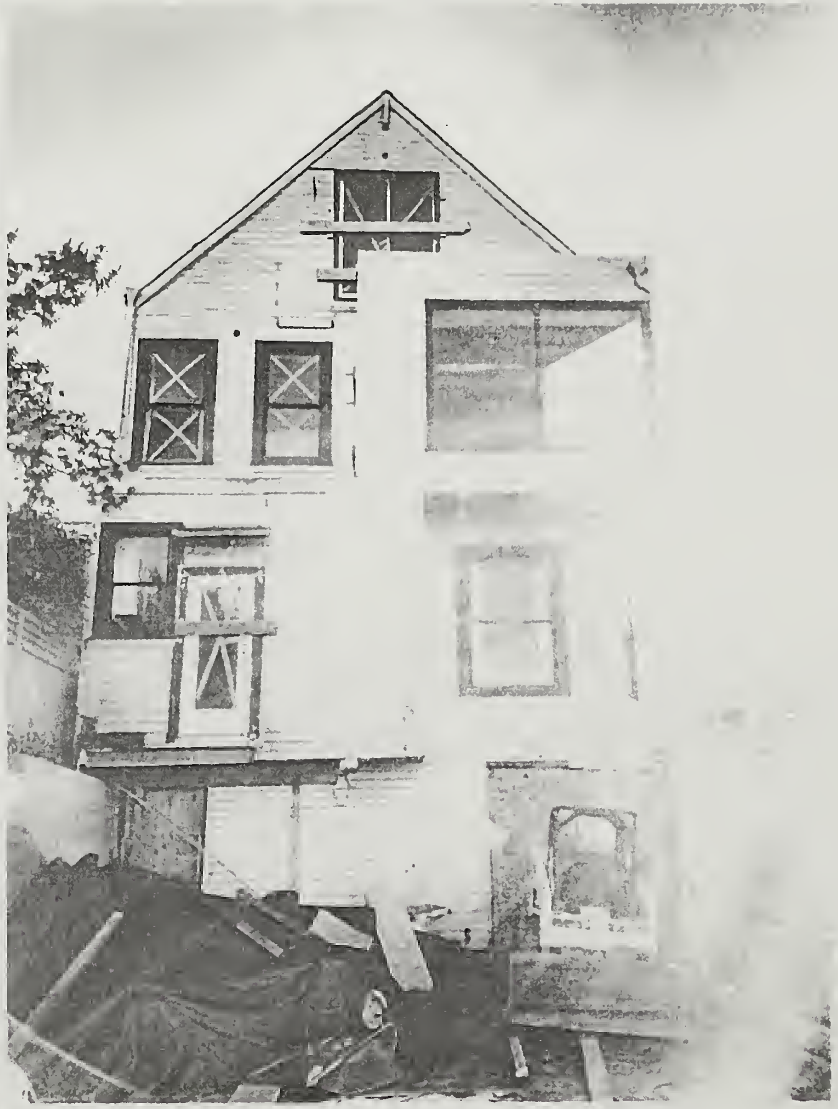


EXISTING CONDITIONS - SOUTH-WEST CORNER OF BUILDING



EXISTING CONDITIONS - REAR FACADE

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